

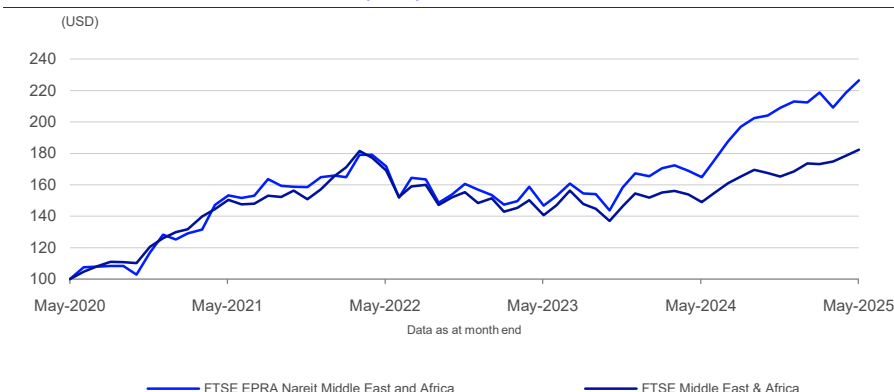
FTSE EPRA Nareit Middle East & Africa Index

Data as at: 30 May 2025

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 Middle East & Africa Index is 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 (USD)



Performance and Volatility - Total Return (USD)

| Index (USD) | Return % | | | | | | Return pa %* | | Volatility %** | | |
|---|----------|------|-----|------|------|-------|--------------|------|----------------|------|------|
| | 3M | 6M | YTD | 12M | 3YR | 5YR | 3YR | 5YR | 1YR | 3YR | 5YR |
| FTSE EPRA Nareit Middle East and Africa | 3.6 | 8.4 | 6.3 | 37.4 | 31.9 | 126.6 | 9.7 | 17.8 | 14.1 | 15.1 | 17.1 |
| FTSE Middle East & Africa | 5.3 | 10.3 | 8.2 | 22.4 | 7.8 | 82.3 | 2.5 | 12.8 | 12.1 | 14.3 | 13.7 |

* 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 (USD)

| Index % (USD) | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|---|-------|------|------|-------|------|-------|------|------|------|------|
| FTSE EPRA Nareit Middle East and Africa | -15.3 | 25.1 | 18.5 | -20.9 | 4.4 | -34.9 | 28.6 | -4.8 | 6.6 | 27.4 |
| FTSE Middle East & Africa | -17.4 | 8.6 | 23.0 | -16.2 | 11.7 | -2.9 | 24.7 | -5.5 | 4.1 | 9.1 |

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

Freely available index rules are overseen by an independent committee of leading market professionals.

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.

Top 10 Constituents

| Constituent | Country/Market | Property Sector | Net MCap (USDm) | Wgt % |
|------------------------|----------------|-------------------------|-----------------|-------|
| Aldar Properties PJSC | UAE | Diversified | 8,268 | 25.53 |
| Emaar Development PJSC | UAE | Residential | 3,065 | 9.46 |
| Azrieli Group | Israel | Diversified | 2,790 | 8.62 |
| Growthpoint Prop Ltd | South Africa | Diversified | 2,506 | 7.74 |
| Melisron | Israel | Retail | 2,346 | 7.25 |
| Mabanee Co. S.A.K.C. | Kuwait | Diversified | 1,944 | 6.00 |
| Barwa Real Estate Co | | Diversified | 1,693 | 5.23 |
| Redefine Properties | South Africa | Diversified | 1,463 | 4.52 |
| Arabian Centres | Saudi Arabia | Retail | 1,227 | 3.79 |
| Amot Investments Ltd. | Israel | Industrial/Office Mixed | 1,201 | 3.71 |
| Totals | | | 26,503 | 81.85 |

Property Sector Breakdown

| Property Sector | No. of Cons | Net MCap (USDm) | Wgt % |
|-------------------------|-------------|-----------------|--------|
| Diversified | 19 | 21,372 | 66.00 |
| Industrial | 2 | 766 | 2.37 |
| Industrial/Office Mixed | 2 | 1,494 | 4.61 |
| Lodging/Resorts | 1 | 104 | 0.32 |
| Residential | 1 | 3,065 | 9.46 |
| Retail | 5 | 5,233 | 16.16 |
| Self Storage | 1 | 346 | 1.07 |
| Totals | 31 | 32,381 | 100.00 |

Country/Market Breakdown

| Country/Market | No. of Cons | Net MCap (USDm) | Wgt % |
|----------------|-------------|-----------------|--------|
| Israel | 3 | 6,337 | 20.65 |
| Kuwait | 2 | 2,043 | 6.66 |
| Saudi Arabia | 14 | 3,401 | 11.08 |
| South Africa | 9 | 7,575 | 24.68 |
| UAE | 2 | 11,333 | 36.93 |
| Totals | 30 | 30,688 | 100.00 |

Index Characteristics

| Attributes | FTSE EPRA Nareit Middle East and Africa | FTSE Middle East & Africa |
|-----------------------------------|---|---------------------------|
| Number of constituents | 31 | 198 |
| Net MCap (USDm) | 32,381 | 1,073,355 |
| Dividend Yield % | 4.54 | 3.53 |
| Constituent Sizes (Net MCap USDm) | | |
| Average | 1,045 | 5,421 |
| Largest | 8,268 | 47,594 |
| Smallest | 43 | 231 |
| Median | 346 | 2,505 |
| Weight of Largest Constituent (%) | 25.53 | 4.43 |
| Top 10 Holdings (% Index MCap) | 81.85 | 28.59 |

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 Global Real Estate Index Series

Index Launch

23 March 2009

Base Date

31 December 1999

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 FTP and email

Currency

USD, EUR, GBP, JPY, AUD

Review Dates

Quarterly in March, June, September and December

Index Rules and Vendor Codes

Available at www.ftse.com/realestate



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Data definitions available from
info@ftserussell.com

To learn more, visit lseg.com/ftse-russell;
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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