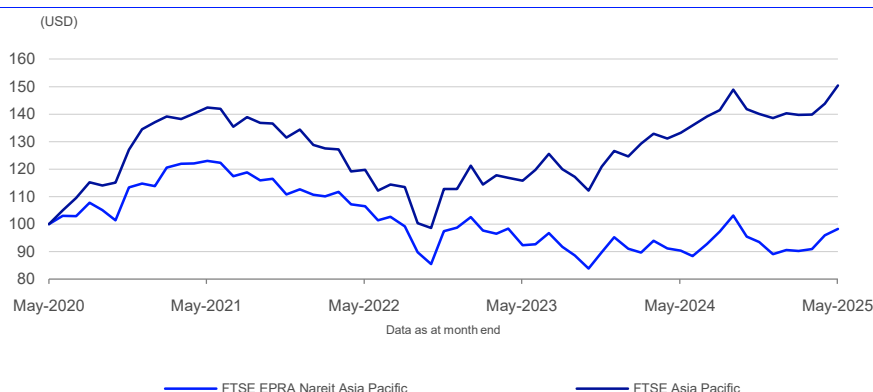# FTSE EPRA Nareit Asia Pacific Index

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 Asia Pacific 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

Data as at month end

— FTSE EPRA Nareit Asia Pacific   — FTSE Asia Pacific

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 Asia Pacific	8.8	5.0	10.3	8.8	-7.7	-1.8	-2.6	-0.4	15.1	16.1	15.2
FTSE Asia Pacific	7.6	7.4	8.6	12.9	25.6	50.4	7.9	8.5	18.2	16.3	14.6

* 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)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
FTSE EPRA Nareit Asia Pacific	-4.6	3.7	26.8	-3.7	20.2	-10.4	-1.8	-12.4	-3.5	-6.5
FTSE Asia Pacific	-0.8	5.6	30.9	-13.5	19.2	20.1	-0.1	-16.1	12.3	9.5

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 use in 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.

Source: FTSE Russell as at 30 May 2025. Past performance is no guarantee of future results.
Returns shown before the index launch date reflect hypothetical historical performance. Please see disclaimer for important legal information.

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Top 10 Constituents

Constituent	Country/Market	Property Sector	Net MCap (USDm)	Wgt %
Goodman Group	Australia	Diversified	41,948	8.82
Mitsui Fudosan	Japan	Diversified	26,475	5.57
Mitsubishi Estate	Japan	Diversified	21,530	4.53
Sumitomo Realty & Development	Japan	Diversified	16,292	3.43
Sun Hung Kai Properties	Hong Kong	Diversified	15,256	3.21
Link Real Estate Investment Trust	Hong Kong	Diversified	13,706	2.88
Scentre Group	Australia	Retail	12,258	2.58
China Resources Land (Red Chip)	China	Diversified	8,986	1.89
CapitaLand Integrated Commercial Trust	Singapore	Diversified	8,946	1.88
Stockland	Australia	Diversified	8,380	1.76
Totals			**173,778**	**36.56**

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	5	11,512	2.42
Diversified	100	330,369	69.50
Healthcare	4	2,144	0.45
Industrial	15	24,822	5.22
Industrial/Office Mixed	8	12,281	2.58
Lodging/Resorts	5	7,780	1.64
Office	18	34,169	7.19
Residential	15	12,187	2.56
Retail	18	35,987	7.57
Self Storage	2	2,536	0.53
Speciality	2	1,594	0.34
Totals	**192**	**475,382**	**100.00**

Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (USDm)	Wgt %
Australia	28	113,707	23.92
China	24	33,184	6.98
Hong Kong	13	48,283	10.16
India	12	25,200	5.30
Indonesia	5	2,007	0.42
Japan	58	172,878	36.37
Korea	5	2,115	0.44
Malaysia	7	4,949	1.04
New Zealand	5	3,875	0.82
Philippines	5	8,791	1.85
Singapore	24	50,970	10.72
Taiwan	1	2,391	0.50
Thailand	5	7,030	1.48
Totals	**192**	**475,382**	**100.00**

Index Characteristics

Attributes	FTSE EPRA Nareit Asia Pacific	FTSE Asia Pacific
Number of constituents	192	2624
Net MCap (USDm)	475,382	14,303,918
Dividend Yield %	3.96	2.54
Constituent Sizes (Net MCap USDm)		
Average	2,476	5,451
Largest	41,948	774,506
Smallest	189	29
Median	1,153	1,397
Weight of Largest Constituent (%)	8.82	5.41
Top 10 Holdings (% Index MCap)	36.56	18.04

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.

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:

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Source: FTSE Russell as at 30 May 2025. Past performance is no guarantee of future results.
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