

FTSE EPRA Nareit Developed Europe ex UK Green EU CTB Index

Data as at: 29 March 2024

The FTSE EPRA Nareit Developed Europe ex UK Green EU CTB Index supports investors wanting to integrate sustainable investment considerations into their listed real estate portfolio. The index is comprised of constituents of the FTSE EPRA Nareit Developed Europe ex UK Index and applies a conduct-based exclusion based on the United Nations Global Compact principles. The index incorporates the following targets: 30% GHG emissions intensity reduction, 7% minimum average GHG emissions intensity reduction relative to previous year after inception, 30% Green certificate increase, 10% energy consumption reduction. Furthermore, industry banding constraints are applied to the index in order to reduce tracking error.

5-Year Performance - Total Return



Performance and Volatility - Total Return

Index (EUR)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Developed Europe ex UK EU CTB Green	-6.4	14.0	-6.4	18.7	-24.3	-25.0	-8.8	-5.6	24.5	23.1	26.2
FTSE EPRA Nareit Developed Europe ex UK	-3.4	18.7	-3.4	23.6	-15.9	-14.3	-5.6	-3.0	23.3	22.5	25.2

* 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 % (EUR)	2019	2020	2021	2022	2023
FTSE EPRA Nareit Developed Europe ex UK EU CTB Green	26.3	-8.5	12.6	-40.2	16.2
FTSE EPRA Nareit Developed Europe ex UK	26.6	-5.8	11.5	-36.9	19.5

FEATURES

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 index is calculated based on price and total return methodologies, available 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 (EUR)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Developed Europe ex UK EU CTB Green	0.9	-0.4	-0.2	-	-13.4	-52.2	-52.2	-
FTSE EPRA Nareit Developed Europe ex UK	1.2	-0.3	-0.1	0.2	-12.4	-48.9	-48.9	-48.9

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

Top 10 Constituents

Constituent	Country	Property Sector	FTSE EPRA Nareit Developed Europe ex UK EU CTB Green (Wgt %)	FTSE EPRA Nareit Developed Europe ex UK (Wgt %)	Diff %
Castellum	Sweden	Industrial/Office Mixed	9.89	4.00	5.89
Hufvudstaden A	Sweden	Diversified	9.67	0.93	8.74
Mobimo	Switzerland	Diversified	9.01	1.45	7.56
Argan	France	Industrial	8.95	0.63	8.32
Inmobiliaria Colonial S.A.	Spain	Office	8.93	1.34	7.59
Kojamo	Finland	Residential	8.35	1.33	7.02
Mercialys	France	Retail	7.67	0.77	6.90
Deutsche Wohnen SE	Germany	Residential	6.46	0.72	5.74
Vonovia SE	Germany	Residential	6.35	14.65	-8.30
Gecina	France	Office	5.91	3.75	2.16
Totals			81.19	29.57	

Property Sector Breakdown

Property Sector	FTSE EPRA Nareit Developed Europe ex UK EU CTB Green		FTSE EPRA Nareit Developed Europe ex UK		Diff %
	No. of Cons	Wgt %	No. of Cons	Wgt %	
Diversified	11	32.19	20	30.56	1.63
HealthCare	-	-	1	2.06	-2.06
Industrial	2	13.57	5	7.17	6.40
Industrial/Office Mixed	1	9.89	6	10.17	-0.28
Lodging/Resorts	-	-	1	1.05	-1.05
Office	3	14.86	6	8.40	6.45
Residential	6	21.78	10	24.83	-3.04
Retail	3	7.70	14	14.78	-7.08
Self Storage	1	0.01	1	0.97	-0.96
	27	100.00	64	100.00	

INFORMATION

Index Universe

FTSE EPRA Nareit Developed Europe ex UK

Index Launch

5 January 2019

Base Date

18 September 2015

Base Value

1000

Investability Screen

Stocks are selected and weighted to ensure that the index is investable.

Index Calculation

Real-time and end-of-day index available

End-of-Day Distribution

Via FTP and email

Currency

USD, GBP, EUR, JPY, AUD, CNY, HKD, CAD

Review Dates

Annually in September

Property Sector Classification

Constituents are classified into distinct Property Sectors based on gross invested book assets as disclosed in the latest published financial statement.

Country Breakdown

	FTSE EPRA Nareit Developed Europe ex UK EU CTB Green		FTSE EPRA Nareit Developed Europe ex UK		
Country	No. of Cons	Wgt %	No. of Cons	Wgt %	Diff %
Austria	-	-	1	0.85	-0.85
Belgium	3	4.86	11	11.80	-6.94
Finland	1	8.35	2	1.58	6.77
France	6	28.27	8	18.12	10.15
Germany	4	13.20	8	23.75	-10.56
Ireland	-	-	1	0.35	-0.35
Italy	-	-	1	0.08	-0.08
Netherlands	-	-	4	1.73	-1.73
Norway	1	0.01	1	0.52	-0.51
Spain	2	9.06	3	4.23	4.83
Sweden	7	21.21	18	23.76	-2.55
Switzerland	3	15.04	6	13.23	1.81
Totals	27	100.00	64	100.00	

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Europe ex UK EU CTB Green	FTSE EPRA Nareit Developed Europe ex UK
Number of constituents	27	64
Dividend Yield %	3.69	3.40
Constituent (Wgt %)		
Average	3.70	1.56
Largest	9.89	14.65
Median	1.14	0.82
Top 10 Holdings (Wgt %)	81.19	53.34

About EPRA Nareit

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