

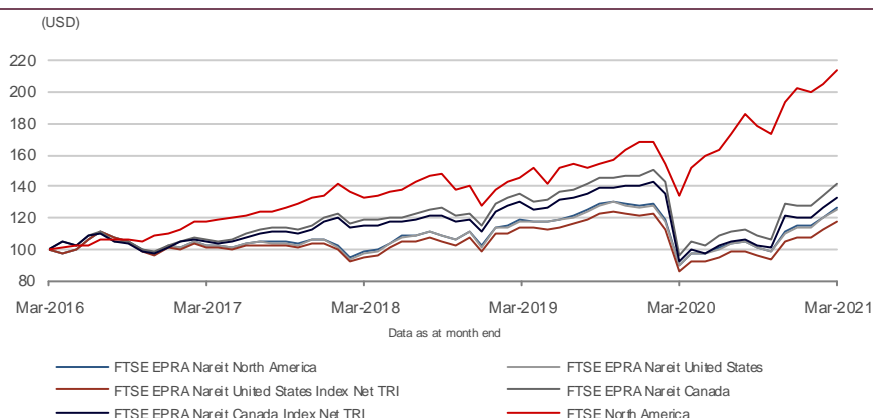
FTSE EPRA Nareit North American Indices

Data as at: 31 March 2021

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, as well the UK's AIM market.

The FTSE EPRA Nareit North America Index is designed to track the performance of listed real estate companies and REITs in North American markets (US and Canada). 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 North America	9.7	24.2	9.7	39.9	28.0	26.2	8.6	4.8	30.8	29.5	18.5
FTSE EPRA Nareit United States	9.6	23.9	9.6	39.5	28.4	25.3	8.7	4.6	31.4	29.6	18.4
FTSE EPRA Nareit United States Index Net TRI	9.1	23.0	9.1	37.8	23.8	18.0	7.4	3.4	31.4	29.6	18.4
FTSE EPRA Nareit Canada	10.8	30.2	10.8	46.9	20.1	42.1	6.3	7.3	26.0	31.5	22.9
FTSE EPRA Nareit Canada Index Net TRI	10.5	29.4	10.5	45.0	15.7	33.3	5.0	5.9	26.0	31.5	22.9
FTSE North America	5.8	19.6	5.8	58.9	60.3	114.0	17.0	16.4	20.8	20.3	15.2

* 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

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.

Year-on-Year Performance - Total Return

Index % (USD)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
FTSE EPRA Nareit North America	8.2	18.1	1.3	28.1	1.8	8.2	4.6	-3.9	24.5	-9.7
FTSE EPRA Nareit United States	7.8	18.0	2.5	30.4	3.0	7.6	3.9	-3.9	24.3	-9.6
FTSE EPRA Nareit United States Index Net TRI	6.6	16.7	1.3	29.0	1.9	6.4	2.7	-5.0	22.9	-10.7
FTSE EPRA Nareit Canada	12.3	19.5	-8.8	1.2	-19.0	21.6	17.9	-4.6	27.7	-12.8
FTSE EPRA Nareit Canada Index Net TRI	10.8	18.0	-10.0	-0.2	-20.2	19.9	16.3	-5.8	26.2	-13.9
FTSE North America	0.5	15.8	30.7	12.6	-0.4	12.4	21.8	-5.1	31.5	20.2

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit North America	1.2	0.3	0.3	0.5	-14.8	-45.6	-45.6	-45.6
FTSE EPRA Nareit United States	1.2	0.3	0.3	0.5	-15.0	-45.2	-45.2	-45.2
FTSE EPRA Nareit United States Index Net TRI	1.2	0.2	0.2	0.4	-15.0	-45.3	-45.3	-45.3
FTSE EPRA Nareit Canada	1.7	0.2	0.3	0.2	-11.8	-52.1	-52.1	-52.1
FTSE EPRA Nareit Canada Index Net TRI	1.7	0.2	0.3	0.1	-11.9	-52.1	-52.1	-52.1
FTSE North America	2.7	0.8	1.1	1.0	-9.4	-34.4	-34.4	-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 North America

Constituent	Country	Property Sector	Net MCap (USDm)	Wgt %
Prologis	USA	Industrial	77,888	8.20
Digital Realty Trust	USA	Data Centers	39,219	4.13
Public Storage	USA	Self Storage	37,101	3.91
Simon Property Group	USA	Retail	37,095	3.91
Welltower Inc.	USA	HealthCare	29,862	3.15
Equity Residential	USA	Residential	26,248	2.76
Avalonbay Communities	USA	Residential	25,886	2.73
Realty Income	USA	Retail	23,673	2.49
Alexandria Real Estate Equity	USA	Office	22,215	2.34
Ventas Inc	USA	HealthCare	19,846	2.09
Totals			339,032	35.71

Property Sector Breakdown - FTSE EPRA Nareit North America

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	3	51,269	5.40
Diversified	14	50,451	5.31
HealthCare	17	118,124	12.44
Industrial	17	150,318	15.83
Industrial/Office Mixed	2	2,611	0.28
Lodging/Resorts	10	37,280	3.93
Office	20	93,329	9.83
Residential	20	190,714	20.09
Retail	30	156,268	16.46
Self Storage	5	70,137	7.39
Speciality	4	28,917	3.05
Totals	142	949,420	100.00

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

23 March 2009

Base Date

North America - 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

Country Breakdown - FTSE EPRA Nareit North America

Country	No. of Cons	Net MCap (USDm)	Wgt %
Canada	20	46,377	4.88
USA	122	903,043	95.12
Totals	142	949,420	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit North America	FTSE North America
Number of constituents	142	659
Net MCap (USDm)	949,420	36,808,046
Dividend Yield %	3.63	1.54
Constituent Sizes (Net MCap USDm)		
Average	6,686	55,854
Largest	77,888	1,932,223
Smallest	561	1,248
Median	3,211	23,632
Weight of Largest Constituent (%)	8.20	5.25
Top 10 Holdings (% Index MCap)	35.71	23.61

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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