

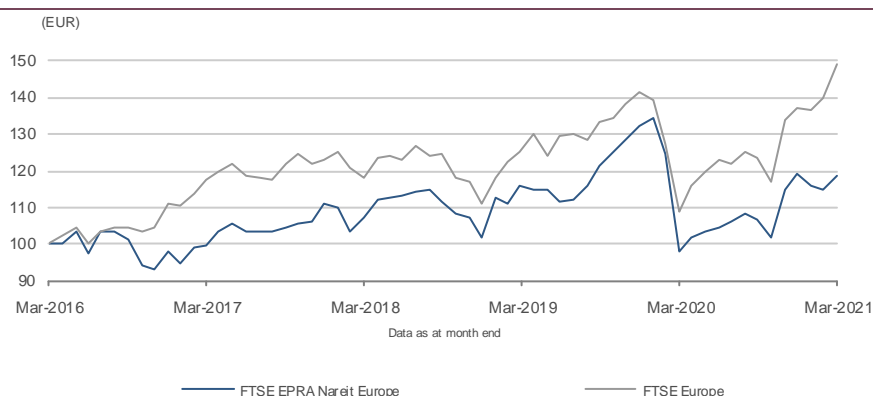
FTSE EPRA Nareit Europe Index

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 Europe 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



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 Europe	-0.4	11.7	-0.4	21.0	10.7	18.9	3.4	3.5	20.1	26.8	16.7
FTSE Europe	8.4	20.6	8.4	36.9	25.9	48.9	8.0	8.3	18.7	20.7	14.5

* 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)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
FTSE EPRA Nareit Europe	-10.5	29.3	9.8	24.7	18.1	-4.4	13.1	-8.0	29.7	-9.8
FTSE Europe	-8.8	18.6	19.3	6.4	9.0	4.1	11.0	-10.1	27.5	-2.7

Return/Risk Ratio and Drawdown - Total Return

Index (EUR)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Europe	1.0	0.1	0.2	0.5	-12.3	-41.7	-41.7	-41.7
FTSE Europe	1.9	0.4	0.6	0.5	-9.3	-35.7	-35.7	-35.7

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

Drawdown - based on daily 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

The index uses a transparent, rules-based construction process. 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.

Top 10 Constituents

Constituent	Country	Property Sector	Net MCap (EURm)	Wgt %
Vonovia SE	Germany	Residential	31,520	12.56
Deutsche Wohnen SE	Germany	Residential	13,779	5.49
Segro	UK	Industrial	13,078	5.21
Unibail Rodamco Westfield	Netherlands	Retail	9,203	3.67
LEG Immobilien AG	Germany	Residential	8,086	3.22
Aroundtown SA	Germany	Diversified	7,278	2.90
Gecina	France	Office	6,082	2.42
Swiss Prime Site	Switzerland	Diversified	5,911	2.36
Land Securities Group	UK	Diversified	5,768	2.30
British Land Co	UK	Diversified	5,475	2.18
Totals			106,179	42.32

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (EURm)	Wgt %
Diversified	40	72,846	29.03
HealthCare	5	8,615	3.43
Industrial	8	24,537	9.78
Industrial/Office Mixed	8	13,773	5.49
Lodging/Resorts	1	1,274	0.51
Office	14	28,240	11.25
Residential	18	75,378	30.04
Retail	18	21,261	8.47
Self Storage	3	4,991	1.99
Totals	115	250,916	100.00

Country Breakdown

Country	No. of Cons	Net MCap (EURm)	Wgt %
Austria	1	2,485	0.99
Belgium	11	15,703	6.26
Czech Rep.	1	1,035	0.41
Finland	2	3,793	1.51
France	6	16,437	6.55
Germany	11	72,264	28.80
Greece	1	513	0.20
Ireland	2	1,445	0.58
Italy	1	231	0.09
Netherlands	5	11,741	4.68
Norway	1	3,154	1.26
Russia	1	297	0.12
Spain	3	5,878	2.34
Sweden	15	31,181	12.43
Switzerland	7	15,795	6.30
Turkey	7	699	0.28
UK	40	68,263	27.21
Totals	115	250,916	100.00

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 Characteristics

Attributes	FTSE EPRA Nareit Europe	FTSE Europe
Number of constituents	115	660
Net MCap (EURm)	250,916	9,249,888
Dividend Yield %	3.43	2.30
Constituent Sizes (Net MCap EURm)		
Average	2,182	14,015
Largest	31,520	265,228
Smallest	36	45
Median	946	6,364
Weight of Largest Constituent (%)	12.56	2.87
Top 10 Holdings (% Index MCap)	42.32	16.38

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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