

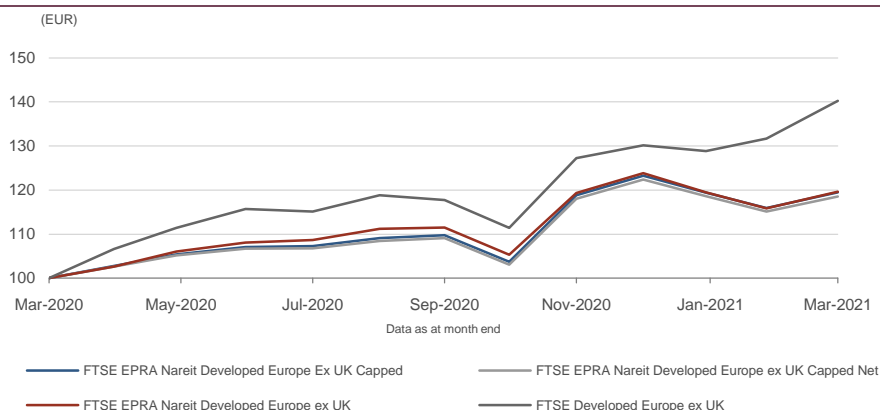
FTSE EPRA Nareit Developed Europe ex UK Capped Index

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 Developed Europe ex UK Capped Index is a subset of the FTSE EPRA Nareit Developed Index and is designed to track the performance of listed real estate companies and REITs. 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).

1-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 Capped	-3.0	8.9	-3.0	19.5	13.6	30.9	4.3	5.5	20.3	27.8	17.0
FTSE EPRA Nareit Developed Europe ex UK Capped Net	-3.2	8.7	-3.2	18.5	10.3	24.6	3.3	4.5	20.3	27.7	17.0
FTSE EPRA Nareit Developed Europe ex UK	-3.4	7.3	-3.4	19.6	12.8	28.0	4.1	5.1	19.8	27.3	16.9
FTSE Developed Europe ex UK	7.7	19.1	7.7	40.2	31.9	59.4	9.7	9.8	18.1	20.4	14.3

* 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

FTSE EPRA Nareit Developed Europe ex UK Capped Index is a subset of the FTSE EPRA Nareit Developed Index that incorporates 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.

Capping

The index will be capped at review, with no stock having a weight greater than 10 per cent of the index and no country greater than 40% of the index.

Transparency

Index methodologies are freely available on the FTSE Russell website.

Availability

The index is calculated based on price and total return methodologies, both real time and end-of-day. A Net Total Return index is also calculated.

Property Sector Classification

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

Year-on-Year Performance - Total Return

Index % (EUR)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
FTSE EPRA Nareit Developed Europe Ex UK Capped	-13.1	23.8	5.1	23.6	19.6	5.4	16.6	-3.7	26.9	-7.0
FTSE EPRA Nareit Developed Europe ex UK Capped Net	-	22.1	3.8	22.4	18.5	4.4	15.4	-4.6	25.7	-8.0
FTSE EPRA Nareit Developed Europe ex UK	-11.5	25.9	5.4	22.9	18.8	5.1	15.8	-5.2	26.6	-5.8
FTSE Developed Europe ex UK	-12.2	20.8	23.3	7.3	11.6	3.3	12.7	-10.1	27.6	3.0

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 Capped	0.9	0.2	0.3	0.5	-13.0	-42.2	-42.2	-42.2
FTSE EPRA Nareit Developed Europe ex UK Capped Net	0.9	0.1	0.3	-	-13.3	-42.3	-42.3	-
FTSE EPRA Nareit Developed Europe ex UK	1.0	0.2	0.3	0.5	-11.8	-41.8	-41.8	-41.8
FTSE Developed Europe ex UK	2.1	0.5	0.7	0.6	-8.7	-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

Constituent	Country	Property Sector	Net MCap (EURm)	Wgt %
Vonovia SE	Germany	Residential	17,040	10.29
Deutsche Wohnen SE	Germany	Residential	13,779	8.32
Unibail Rodamco Westfield	Netherlands	Retail	9,203	5.56
LEG Immobilien AG	Germany	Residential	8,086	4.88
Aroundtown SA	Germany	Diversified	7,278	4.39
Gecina	France	Office	6,082	3.67
Swiss Prime Site	Switzerland	Diversified	5,911	3.57
Castellum	Sweden	Industrial/Office Mixed	5,133	3.10
PSP Swiss Property	Switzerland	Diversified	4,476	2.70
Fastighets AB Balder B	Sweden	Diversified	4,246	2.56
Totals			81,235	49.05

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (EURm)	Wgt %
Diversified	21	49,110	29.65
HealthCare	1	3,227	1.95
Industrial	3	5,938	3.59
Industrial/Office Mixed	6	12,933	7.81
Lodging/Resorts	1	1,274	0.77
Office	9	21,934	13.24
Residential	10	51,572	31.14
Retail	13	18,668	11.27
Self Storage	1	973	0.59
Totals	65	165,629	100.00

INFORMATION**Index Universe**

FTSE EPRA Nareit Global Real Estate Index Series

Base Date

18 February 2005

Net Total Return Index - 16 December 2011

Base Value

1859.51

Net Total Return Index - 2321.4

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

End-of-day

Real-time and End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY and AUD

Review Dates

Quarterly in March, June, September and December

Country Breakdown

Country	No. of Cons	Net MCap (EURm)	Wgt %
Austria	1	2,485	1.50
Belgium	11	15,703	9.48
Finland	2	3,793	2.29
France	6	16,437	9.92
Germany	11	57,785	34.89
Ireland	2	1,445	0.87
Italy	1	231	0.14
Netherlands	5	11,741	7.09
Norway	1	3,154	1.90
Spain	3	5,878	3.55
Sweden	15	31,181	18.83
Switzerland	7	15,795	9.54
Totals	65	165,629	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Europe ex UK Capped Net	FTSE Developed Europe ex UK
Number of constituents	65	456
Net MCap (EURm)	165,629	6,845,109
Dividend Yield %	2.82	1.97
Constituent Sizes (Net MCap EURm)		
Average	2,548	15,011
Largest	17,040	265,228
Smallest	182	45
Median	1,679	6,957
Weight of Largest Constituent (%)	10.29	3.87
Top 10 Holdings (% Index MCap)	49.05	21.37

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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