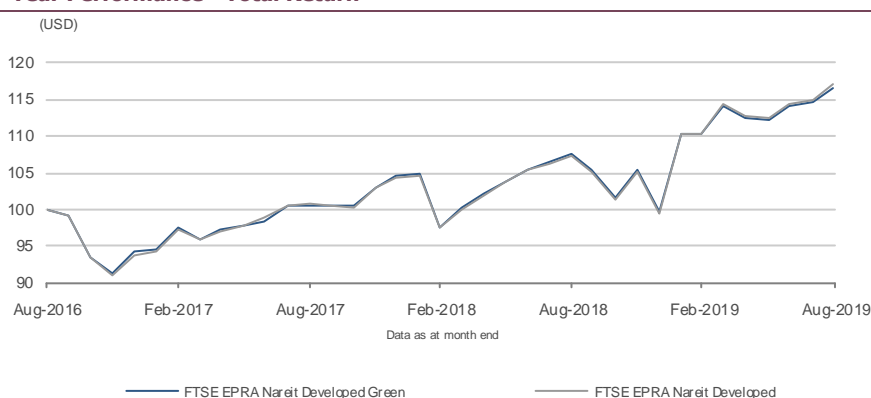


# FTSE EPRA Nareit Developed Green Index

Data as at: 30 August 2019

The FTSE EPRA Nareit Developed Green 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 Index. Constituent weights are adjusted (tilted) based on two sustainable investment considerations – green building certification and energy usage. Furthermore, sector-regional neutrality constraints are applied to the index in order to reduce tracking error.

## 3-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 Developed Green	4.0	5.6	16.9	8.2	16.6	-	5.2	-	10.1	11.1	-
FTSE EPRA Nareit Developed	4.1	6.3	17.8	9.1	17.2	33.2	5.4	5.9	10.0	11.1	11.8

\* 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)	2014	2015	2016	2017	2018
FTSE EPRA Nareit Developed Green	-	-	5.1	11.2	-4.7
FTSE EPRA Nareit Developed	15.9	0.1	5.0	11.4	-4.7

## Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Developed Green	0.8	0.4	-	-	-9.5	-12.5	-	-
FTSE EPRA Nareit Developed	0.9	0.5	0.5	0.7	-9.6	-12.7	-14.8	-22.5

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 Developed Green Index 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.

### Transparency

Index methodologies are freely available on the FTSE Russell website.

### Availability

The index is calculated based on price and total return methodologies, available 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	ICB Subsector	Net MCap (USDm)	Wgt %
Simon Property Group	USA	Retail REITs	76,002	5.14
Equity Residential	USA	Residential REITs	50,759	3.43
Ventas Inc	USA	Specialty REITs	47,914	3.24
Prologis	USA	Industrial & Office REITs	45,155	3.05
Avalonbay Communities	USA	Residential REITs	41,386	2.80
Digital Realty Trust	USA	Industrial & Office REITs	40,544	2.74
Essex Prop Trust	USA	Residential REITs	27,133	1.83
Extra Space Storage	USA	Specialty REITs	26,546	1.79
Vonovia SE	Germany	Real Estate Holding & Development	25,974	1.76
HCP	USA	Specialty REITs	25,491	1.72
<b>Totals</b>			<b>406,904</b>	<b>27.50</b>

**ICB Subsector Breakdown**

ICB Code	ICB Subsector	No. of Cons	Net MCap (USDm)	Wgt %
8633	Real Estate Holding & Development	61	270,385	18.27
8637	Real Estate Services	1	2,499	0.17
8671	Industrial & Office REITs	78	361,939	24.46
8672	Retail REITs	62	263,706	17.82
8673	Residential REITs	29	220,470	14.90
8674	Diversified REITs	30	95,555	6.46
8675	Specialty REITs	30	215,149	14.54
8677	Hotel & Lodging REITs	17	50,050	3.38
<b>Totals</b>		<b>308</b>	<b>1,479,753</b>	<b>100.00</b>

**Country Breakdown**

Country	No. of Cons	Net MCap (USDm)	Wgt %
Australia	11	78,442	5.30
Austria	1	3,399	0.23
Belgium	9	10,034	0.68
Canada	18	34,685	2.34
Finland	2	873	0.06
France	6	24,082	1.63
Germany	11	62,569	4.23
Hong Kong	11	85,452	5.77
Ireland	3	2,986	0.20
Israel	1	2,630	0.18
Italy	1	177	0.01
Japan	43	179,659	12.14
Netherlands	5	18,395	1.24
New Zealand	1	659	0.04
Norway	1	576	0.04
Singapore	11	42,077	2.84
Spain	2	12,697	0.86
Sweden	14	36,607	2.47
Switzerland	5	11,645	0.79
UK	36	52,756	3.57
USA	116	819,355	55.37
<b>Totals</b>	<b>308</b>	<b>1,479,753</b>	<b>100.00</b>

**INFORMATION****Index Universe**

FTSE EPRA Nareit Developed Index

**Index Launch**

4 December 2018

**Base Date**

18 September 2015

**Base Value**

1000

**Investability Screen**

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

**Index Calculation**

End-of-day

**End-of-Day Distribution**

Via FTP and email

**Currency**

USD, EUR, GBP, JPY, Local

**Review Dates**

Annually in September

## Index Characteristics

Attributes	FTSE EPRA Nareit Developed Green	FTSE EPRA Nareit Developed
Number of constituents	308	334
Net MCap (USDm)	1,479,753	1,603,990
Dividend Yield %	3.78	3.81
Constituent Sizes (Net MCap USDm)		
Average	4,804	4,802
Largest	76,002	52,410
Smallest	76	192
Median	2,134	2,446
Weight of Largest Constituent (%)	5.14	3.27
Top 10 Holdings (% Index MCap)	27.50	20.90

## 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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Data definitions available from  
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