

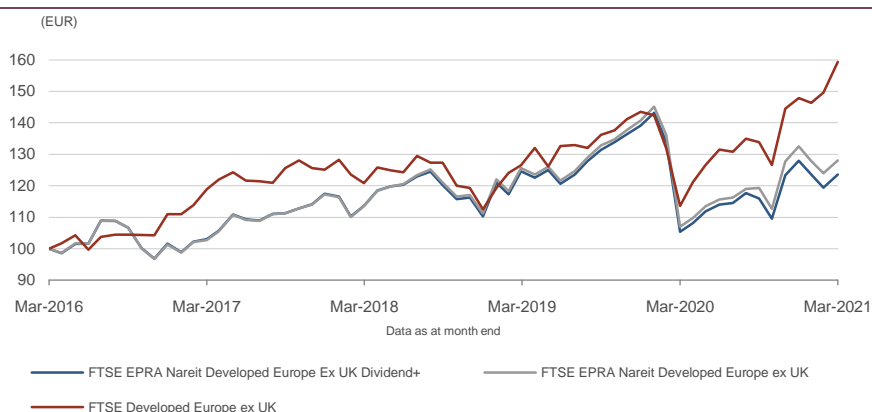
FTSE EPRA Nareit Developed Europe ex UK Dividend+ Index

Data as at: 31 March 2021

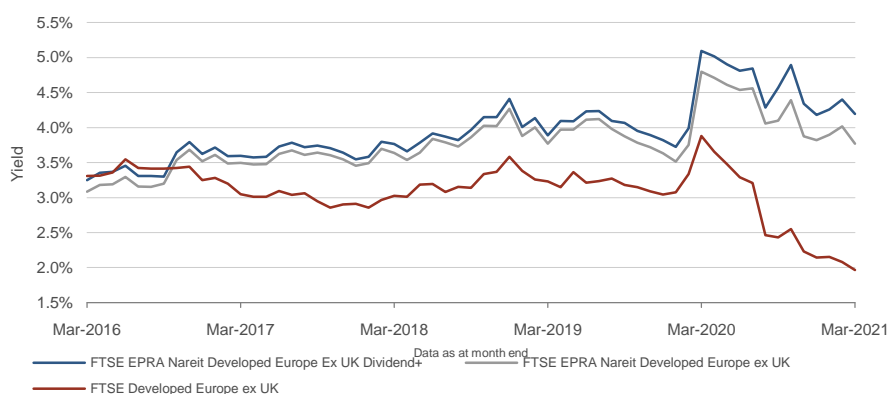
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging indices, as well the UK's AIM market.

The FTSE EPRA Nareit Developed Europe ex UK Dividend+ Index represents stocks that have a one-year forecast dividend yield of 2% or greater. The index is then weighted by market capitalisation in line with the free-float adjusted EPRA Nareit Developed Europe ex UK Index. The FTSE EPRA Nareit Developed Europe ex UK Dividend+ Index is suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

5-Year Performance - Total Return



Dividend Yield



FEATURES

Coverage

A subset of the FTSE EPRA Nareit Developed Europe ex UK Index (excluding Greece) that incorporates Real Estate Investment Trusts (REITs) and Real Estate Holding & Development companies.

Methodology

Captures stocks that have a forecasted dividend yield of equal/greater than 2%.

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.

Objective

The index is designed for use in 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, both real time and end-of-day. A Net Total Return index is also available.

Property Sector Classification

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

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 Dividend+	-3.4	6.5	-3.4	17.3	8.7	23.5	2.8	4.3	19.5	26.8	16.8
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

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 Dividend+	-11.6	24.2	4.9	21.7	17.4	5.7	15.7	-6.2	26.1	-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 Dividend+	0.9	0.1	0.3	0.5	-13.1	-41.1	-41.1	-41.1
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	31,520	20.36
Deutsche Wohnen SE	Germany	Residential	13,779	8.90
Unibail Rodamco Westfield	Netherlands	Retail	9,203	5.95
LEG Immobilien AG	Germany	Residential	8,086	5.22
Gecina	France	Office	6,082	3.93
Swiss Prime Site	Switzerland	Diversified	5,911	3.82
Castellum	Sweden	Industrial/Office Mixed	5,133	3.32
PSP Swiss Property	Switzerland	Diversified	4,476	2.89
Warehouses De Pauw	Belgium	Industrial	3,919	2.53
Klepierre	France	Retail	3,651	2.36
Totals			91,760	59.28

INFORMATION**Index Universe**

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

3 October 2005

Base Date

30 June 2005

Base Value

2000

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

EUR, USD, GBP, JPY, AUD

Dividend Information

Methodology based on one-year dividends per share forecast/estimates

Review Dates

Annually in September

History

Available from December 1999

Country Breakdown

Country	FTSE EPRA Nareit Developed Europe Ex UK Dividend+			FTSE EPRA Nareit Developed Europe ex UK		
	No. of Cons	Net MCap (EURm)	Wgt %	No. of Cons	Net MCap (EURm)	Wgt %
Austria	1	2,485	1.61	1	2,485	1.38
Belgium	11	15,703	10.15	11	15,703	8.72
Finland	1	544	0.35	2	3,793	2.11
France	6	16,437	10.62	6	16,437	9.13
Germany	9	64,079	41.40	11	72,264	40.12
Ireland	2	1,445	0.93	2	1,445	0.80
Italy	1	231	0.15	1	231	0.13
Netherlands	5	11,741	7.59	5	11,741	6.52
Norway	1	3,154	2.04	1	3,154	1.75
Spain	3	5,878	3.80	3	5,878	3.26
Sweden	10	19,660	12.70	15	31,181	17.31
Switzerland	4	13,426	8.67	7	15,795	8.77
Totals	54	154,784	100.00	65	180,109	100.00

Property Sector Breakdown

Property Sector	FTSE EPRA Nareit Developed Europe Ex UK Dividend+			FTSE EPRA Nareit Developed Europe ex UK		
	No. of Cons	Net MCap (EURm)	Wgt %	No. of Cons	Net MCap (EURm)	Wgt %
Diversified	16	33,718	21.78	21	49,110	27.27
HealthCare	1	3,227	2.08	1	3,227	1.79
Industrial	2	4,992	3.23	3	5,938	3.30
Industrial/Office Mixed	5	9,773	6.31	6	12,933	7.18
Lodging/Resorts	-	-	-	1	1,274	0.71
Office	9	21,934	14.17	9	21,934	12.18
Residential	8	62,404	40.32	10	66,052	36.67
Retail	12	17,761	11.47	13	18,668	10.36
Self Storage	1	973	0.63	1	973	0.54
	54	154,784	100.00	65	180,109	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Europe Ex UK Dividend+	FTSE EPRA Nareit Developed Europe ex UK
Number of constituents	54	65
Net MCap (EURm)	154,784	180,109
Dividend Yield %	4.19	3.77
Constituent Sizes (Net MCap EURm)		
Average	2,866	2,771
Largest	31,520	31,520
Smallest	182	182
Median	1,608	1,679
Weight of Largest Constituent (%)	20.36	17.50
Top 10 Holdings (% Index MCap)	59.28	53.14

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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