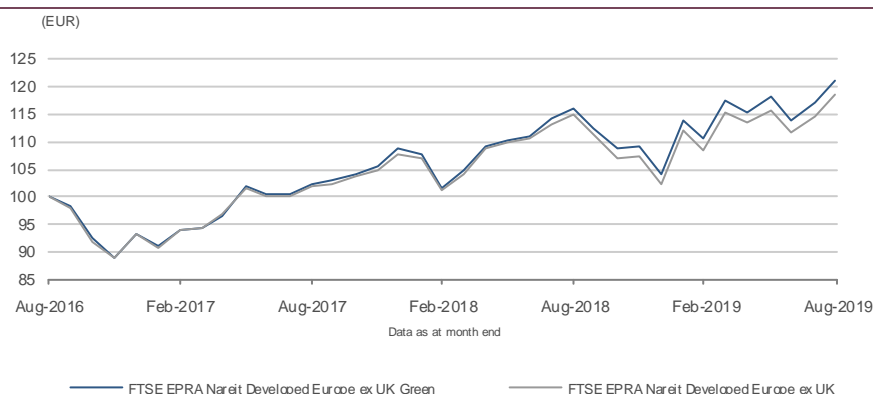


# FTSE EPRA Nareit Developed Europe ex UK Green Index

Data as at: 30 August 2019

The FTSE EPRA Nareit Developed Europe ex UK 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 Europe ex UK Index and applies a conduct-based exclusion based on the United Nations Global Compact principles. Constituent weights are adjusted (tilted) based on two sustainable investment considerations – green building certification and energy usage. Furthermore, sector neutrality constraints are applied to the index in order to reduce tracking error.

## 3-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 Green	2.5	9.5	16.2	4.3	21.1	-	6.6	-	12.1	11.7	-
FTSE EPRA Nareit Developed Europe ex UK	2.3	9.1	16.0	3.0	18.5	65.5	5.8	10.6	12.0	11.7	13.7

\* 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)	2014	2015	2016	2017	2018
FTSE EPRA Nareit Developed Europe ex UK Green	-	-	5.8	16.8	-4.2
FTSE EPRA Nareit Developed Europe ex UK	22.9	18.8	5.1	15.8	-5.2

## FEATURES

### 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 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.

**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 Green	0.3	0.5	-	-	-11.9	-15.6	-	-
FTSE EPRA Nareit Developed Europe ex UK	0.2	0.5	0.8	0.8	-12.7	-15.7	-15.7	-26.9

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	ICB Subsector	FTSE EPRA Nareit Developed Europe ex UK Green (Wgt %)	FTSE EPRA Nareit Developed Europe ex UK (Wgt %)	Diff %
Vonovia SE	Germany	Real Estate Holding & Development	9.73	13.52	-3.79
Deutsche Wohnen SE	Germany	Real Estate Holding & Development	7.61	6.64	0.98
WFD Unibail-Rodamco	Netherlands	Retail REITs	6.44	9.24	-2.79
Gecina	France	Industrial & Office REITs	5.69	4.34	1.35
Covivio	France	Industrial & Office REITs	5.15	2.46	2.69
LEG Immobilien AG	Germany	Real Estate Holding & Development	4.47	3.89	0.59
Castellum	Sweden	Real Estate Holding & Development	4.18	3.01	1.17
FABEGE	Sweden	Real Estate Holding & Development	4.00	2.31	1.69
Inmobiliaria Colonial S.A.	Spain	Industrial & Office REITs	3.26	1.96	1.30
Merlin Properties Socimi SA	Spain	Diversified REITs	3.11	2.32	0.79
<b>Totals</b>			<b>53.64</b>	<b>49.69</b>	

**ICB Subsector Breakdown**

ICB Code	ICB Subsector	FTSE EPRA Nareit Developed Europe ex UK Green		FTSE EPRA Nareit Developed Europe ex UK		Diff %
		No. of Cons	Wgt %	No. of Cons	Wgt %	
8633	Real Estate Holding & Development	32	59.82	34	60.49	-0.67
8637	Real Estate Services	1	1.92	1	0.96	0.96
8671	Industrial & Office REITs	13	19.97	13	17.66	2.31
8672	Retail REITs	10	11.76	11	15.09	-3.33
8673	Residential REITs	2	0.57	2	0.67	-0.10
8674	Diversified REITs	4	4.71	4	3.69	1.02
8675	Specialty REITs	1	1.25	1	1.46	-0.20
<b>Totals</b>		<b>63</b>	<b>100.00</b>	<b>66</b>	<b>100.00</b>	

**INFORMATION**
**Index Universe**

FTSE EPRA Nareit Developed Europe ex UK Index

**Index Launch**

15 April 2019

**Base Date**

18 September 2015

**Base Value**

1000

**Investability Screen**

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

**Index Calculation**

Real-time and end-of-day index available

**End-of-Day Distribution**

Via FTP and email

**Currency**

USD, EUR, GBP, JPY, Local

**Review Dates**

Annually in September

**Country Breakdown**

Country	FTSE EPRA Nareit Developed Europe ex UK Green		FTSE EPRA Nareit Developed Europe ex UK		Diff %
	No. of Cons	Wgt %	No. of Cons	Wgt %	
Austria	1	1.37	1	1.28	0.09
Belgium	10	4.84	12	7.89	-3.05
Finland	2	0.55	2	1.12	-0.57
France	6	15.47	6	11.97	3.50
Germany	12	32.80	12	34.81	-2.01
Ireland	3	1.81	3	1.72	0.09
Italy	1	0.09	1	0.15	-0.06
Netherlands	5	8.63	5	10.98	-2.35
Norway	1	0.38	1	1.12	-0.73
Spain	3	6.54	3	4.54	2.00
Sweden	14	20.95	15	15.28	5.67
Switzerland	5	6.58	5	9.16	-2.58
<b>Totals</b>	<b>63</b>	<b>100.00</b>	<b>66</b>	<b>100.00</b>	

**Index Characteristics**

Attributes	FTSE EPRA Nareit Developed Europe ex UK Green	FTSE EPRA Nareit Developed Europe ex UK
Number of constituents	63	66
Dividend Yield %	3.79	3.98
Constituent (Wgt %)		
Average	1.59	1.52
Largest	9.73	13.52
Median	0.81	0.77
Top 10 Holdings (Wgt %)	53.64	53.48

**About EPRA Nareit**

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Data definitions available from  
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