

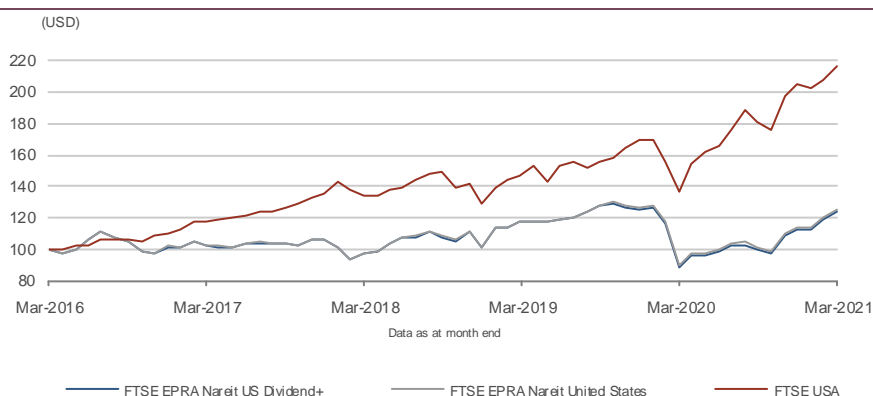
FTSE EPRA Nareit US Dividend+ Index

Data as at: 31 March 2021

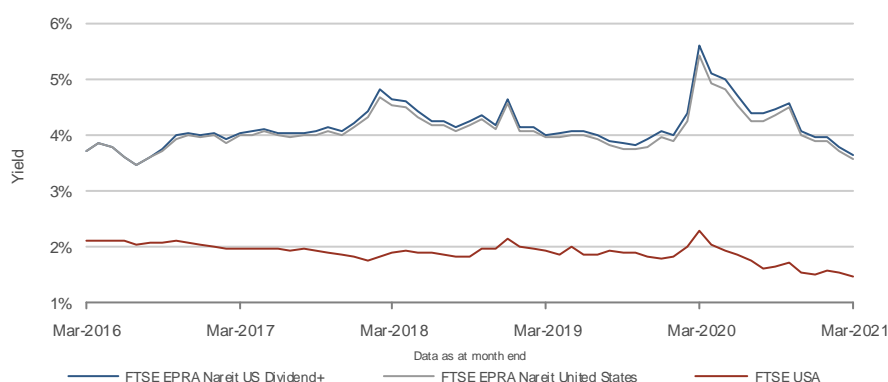
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging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

The FTSE EPRA Nareit US 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 United States Index. The FTSE EPRA Nareit US 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

The index is a subset of the FTSE EPRA Nareit United States Index 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

The index uses a transparent, rules-based construction process. 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 (USD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit US Dividend+	9.7	24.2	9.7	39.6	27.3	24.0	8.4	4.4	31.8	29.9	18.6
FTSE EPRA Nareit United States	9.6	23.9	9.6	39.5	28.4	25.3	8.7	4.6	31.4	29.6	18.4
FTSE USA	5.6	19.3	5.6	58.8	61.4	116.7	17.3	16.7	21.1	20.2	15.2

* 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)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
FTSE EPRA Nareit US Dividend+	11.9	17.7	1.5	30.5	3.5	7.6	3.8	-3.9	23.9	-10.3
FTSE EPRA Nareit United States	7.8	18.0	2.5	30.4	3.0	7.6	3.9	-3.9	24.3	-9.6
FTSE USA	1.7	16.3	32.8	13.3	1.0	11.8	22.1	-4.5	31.6	20.8

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit US Dividend+	1.2	0.3	0.2	0.5	-15.5	-45.5	-45.5	-45.5
FTSE EPRA Nareit United States	1.2	0.3	0.3	0.5	-15.0	-45.2	-45.2	-45.2
FTSE USA	2.7	0.9	1.1	1.0	-9.5	-34.1	-34.1	-34.1

Return/Risk Ratio – based on compound annual returns and volatility in Performance and Volatility table
Drawdown - based on daily data**Top 10 Constituents**

Constituent	Property Sector	Net MCap (USDm)	Wgt %
Prologis	Industrial	77,888	8.86
Digital Realty Trust	Data Centers	39,219	4.46
Public Storage	Self Storage	37,101	4.22
Simon Property Group	Retail	37,095	4.22
Welltower Inc.	HealthCare	29,862	3.40
Equity Residential	Residential	26,248	2.99
Avalonbay Communities	Residential	25,886	2.94
Realty Income	Retail	23,673	2.69
Alexandria Real Estate Equity	Office	22,215	2.53
Ventas Inc	HealthCare	19,846	2.26
Totals		339,032	38.57

Property Sector Breakdown

Property Sector	FTSE EPRA Nareit US Dividend+			FTSE EPRA Nareit United States		
	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	3	51,269	5.83	3	51,269	5.68
Diversified	12	46,017	5.23	12	46,017	5.10
HealthCare	15	114,593	13.04	15	114,593	12.69
Industrial	11	132,525	15.08	13	142,979	15.83
Industrial/Office Mixed	1	1,613	0.18	1	1,613	0.18
Lodging/Resorts	10	37,280	4.24	10	37,280	4.13
Office	17	85,500	9.73	18	88,733	9.83
Residential	15	170,578	19.40	16	179,641	19.89
Retail	25	141,862	16.14	25	141,862	15.71
Self Storage	5	70,137	7.98	5	70,137	7.77
Speciality	3	27,668	3.15	4	28,917	3.20
	117	879,043	100.00	122	903,043	100.00

INFORMATION**Index Universe**

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

20 September 2006

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

USD, EUR, 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

Index Characteristics

Attributes	FTSE EPRA Nareit US Dividend+	FTSE EPRA Nareit United States
Number of constituents	117	122
Net MCap (USDm)	879,043	903,043
Dividend Yield %	3.66	3.60
Constituent Sizes (Net MCap USDm)		
Average	7,513	7,402
Largest	77,888	77,888
Smallest	561	561
Median	3,858	3,864
Weight of Largest Constituent (%)	8.86	8.63
Top 10 Holdings (% Index MCap)	38.57	37.54

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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