

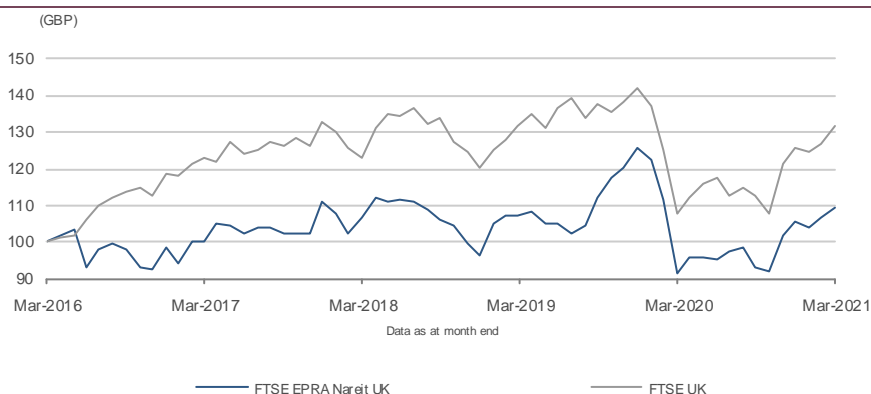
# FTSE EPRA Nareit UK Index

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 UK Index is a subset of the FTSE EPRA Nareit Developed Index and is designed to track the performance of real estate companies and REITs listed on the London Stock Exchange. 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).

## 5-Year Performance - Total Return



## Performance and Volatility - Total Return

Index (GBP)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit UK	3.2	17.4	3.2	19.6	2.5	9.2	0.8	1.8	23.5	24.5	16.7
FTSE UK	5.1	16.8	5.1	22.4	7.3	31.9	2.4	5.7	20.8	19.9	13.8

\* 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 % (GBP)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
FTSE EPRA Nareit UK	-7.9	29.9	23.8	21.3	12.1	-8.5	12.7	-13.0	30.6	-15.9
FTSE UK	-2.3	10.6	18.8	0.6	-0.8	18.9	11.8	-9.2	18.1	-11.7

## Return/Risk Ratio and Drawdown - Total Return

Index (GBP)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit UK	0.8	0.0	0.1	0.4	-14.5	-38.0	-38.0	-38.0
FTSE UK	1.0	0.1	0.4	0.4	-12.9	-34.5	-34.5	-34.5

Return/Risk Ratio – based on compound annual returns and volatility in Performance and Volatility table

Drawdown - based on daily data

## FEATURES

### Coverage

The EPRA Nareit UK Index is a subset of the FTSE EPRA Nareit Developed Index, which incorporates UK-listed Real Estate Investment Trusts (REITs) and Real Estate Holding and 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, 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 published financial statement.

**Top 5 Constituents**

Constituent	Property Sector	Net MCap (GBPm)	Wgt %
Segro	Industrial	11,140	19.16
Land Securities Group	Diversified	4,913	8.45
British Land Co	Diversified	4,664	8.02
Unite Group	Residential	3,392	5.83
Derwent London	Office	3,243	5.58
<b>Totals</b>		<b>27,352</b>	<b>47.04</b>

**Sector Breakdown**

Property Sector	No. of Cons	Net MCap (GBPm)	Wgt %
Diversified	14	19,755	33.97
HealthCare	4	4,590	7.89
Industrial	4	14,962	25.73
Industrial/Office Mixed	2	716	1.23
Office	5	5,371	9.24
Residential	7	7,632	13.13
Retail	2	1,702	2.93
Self Storage	2	3,423	5.89
<b>Totals</b>	<b>40</b>	<b>58,150</b>	<b>100.00</b>

**Index Characteristics**

Attributes	FTSE EPRA Nareit UK	FTSE UK
Number of constituents	40	120
Net MCap (GBPm)	58,150	1,835,798
Dividend Yield %	2.60	3.09
Constituent Sizes (Net MCap GBPm)		
Average	1,454	15,298
Largest	11,140	103,045
Smallest	179	1,592
Median	687	7,290
Weight of Largest Constituent (%)	19.16	5.61
Top 10 Holdings (% Index MCap)	65.16	38.44

**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.

**INFORMATION****Index Universe**

FTSE EPRA Nareit Global Real Estate Index Series

**Index Launch**

February 2005

**Base Date**

31 December 1999

**Base Value**

100

**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**

GBP, USD, EUR, JPY and AUD

**Review Dates**

Quarterly in March, June, September and December

**History**

Available from December 1989



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