

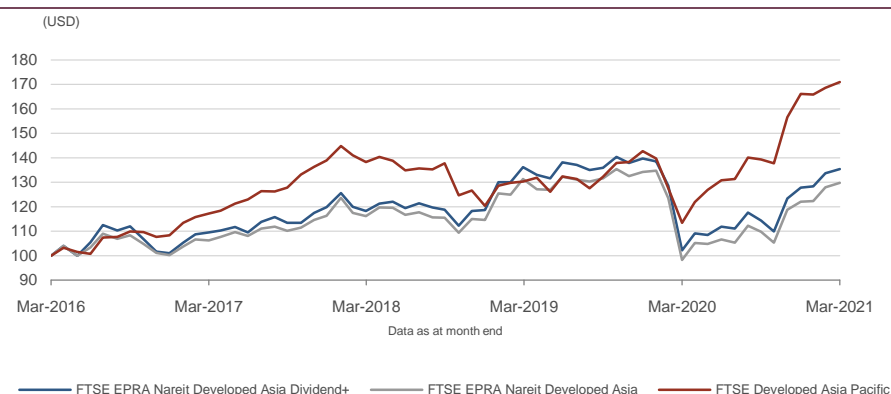
# FTSE EPRA Nareit Developed Asia Dividend+ Index

Data as at: 31 March 2021

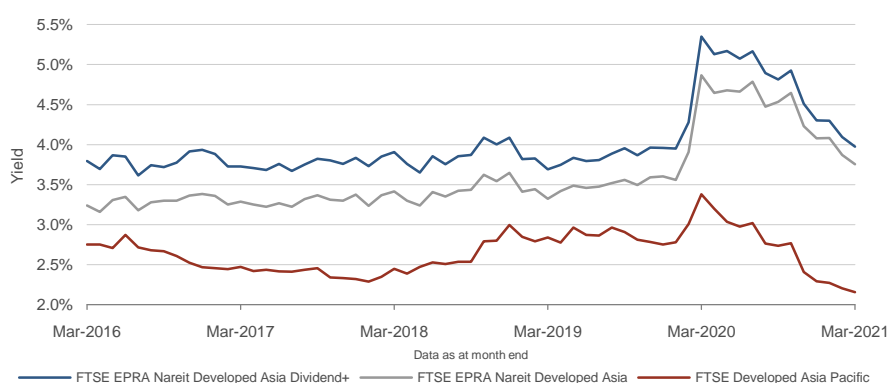
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging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

The FTSE EPRA Nareit Developed Asia 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 Asia Index. The FTSE EPRA Nareit Developed Asia 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 Developed Asia 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 Developed Asia Dividend+	6.0	18.4	6.0	32.6	14.5	35.4	4.6	6.3	18.4	20.7	16.6
FTSE EPRA Nareit Developed Asia	6.3	18.3	6.3	32.2	11.8	29.8	3.8	5.4	18.6	21.4	16.4
FTSE Developed Asia Pacific	2.9	22.7	2.9	50.8	23.6	70.9	7.3	11.3	17.2	17.4	13.9

\* 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 Developed Asia Dividend+	-16.7	37.8	-5.2	12.9	-7.2	9.6	18.7	-1.0	17.7	-8.5
FTSE EPRA Nareit Developed Asia	-19.6	45.5	4.4	0.2	-7.2	6.1	16.1	-1.5	17.1	-9.1
FTSE Developed Asia Pacific	-13.2	16.3	15.7	-3.2	2.8	5.2	28.3	-13.4	18.6	16.4

## 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 Asia Dividend+	1.7	0.2	0.4	0.3	-8.1	-40.8	-40.8	-40.8
FTSE EPRA Nareit Developed Asia	1.7	0.2	0.3	0.3	-9.3	-40.5	-40.5	-40.5
FTSE Developed Asia Pacific	2.8	0.4	0.8	0.5	-6.8	-32.0	-33.3	-33.3

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 (USDm)	Wgt %
Sun Hung Kai Props	Hong Kong	Diversified	21,515	5.92
Mitsui Fudosan	Japan	Diversified	21,024	5.79
Link Real Estate Investment Trust	Hong Kong	Retail	18,929	5.21
CK Asset Holdings	Hong Kong	Diversified	14,396	3.96
Scentre Group	Australia	Retail	11,138	3.06
Wharf Real Estate Investment	Hong Kong	Diversified	9,182	2.53
Nippon Building Fund Inc	Japan	Office	8,661	2.38
Dexus Property Group	Australia	Office	8,103	2.23
Stockland	Australia	Diversified	7,983	2.20
Japan Real Estate Investment Corporation	Japan	Office	7,667	2.11
<b>Totals</b>			<b>128,598</b>	<b>35.39</b>

## Country Breakdown

Country	FTSE EPRA Nareit Developed Asia Dividend+			FTSE EPRA Nareit Developed Asia		
	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Australia	12	55,300	15.22	13	56,792	14.15
Hong Kong	12	95,202	26.20	12	95,202	23.72
Japan	44	154,657	42.56	48	191,075	47.61
New Zealand	3	4,286	1.18	3	4,286	1.07
Singapore	17	53,961	14.85	17	53,961	13.45
<b>Totals</b>	<b>88</b>	<b>363,407</b>	<b>100.00</b>	<b>93</b>	<b>401,317</b>	<b>100.00</b>

## 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

**Property Sector Breakdown**

Property Sector	FTSE EPRA Nareit Developed Asia Dividend+			FTSE EPRA Nareit Developed Asia		
	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	1	2,435	0.67	1	2,435	0.61
Diversified	36	179,629	49.43	38	213,465	53.19
HealthCare	1	1,173	0.32	1	1,173	0.29
Industrial	8	30,331	8.35	9	31,647	7.89
Industrial/Office Mixed	3	13,540	3.73	3	13,540	3.37
Lodging/Resorts	3	5,085	1.40	4	6,351	1.58
Office	16	52,741	14.51	16	52,741	13.14
Residential	5	12,417	3.42	5	12,417	3.09
Retail	14	64,569	17.77	15	66,062	16.46
Self Storage	1	1,487	0.41	1	1,487	0.37
	<b>88</b>	<b>363,407</b>	<b>100.00</b>	<b>93</b>	<b>401,317</b>	<b>100.00</b>

**Index Characteristics**

Attributes	FTSE EPRA Nareit Developed Asia Dividend+	FTSE EPRA Nareit Developed Asia
Number of constituents	88	93
Net MCap (USDm)	363,407	401,317
Dividend Yield %	3.97	3.76
Constituent Sizes (Net MCap USDm)		
Average	4,130	4,315
Largest	21,515	21,515
Smallest	726	726
Median	2,603	2,516
Weight of Largest Constituent (%)	5.92	5.36
Top 10 Holdings (% Index MCap)	35.39	36.58

**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.



© 2021 London Stock Exchange Group plc and its applicable group undertakings (the "LSE Group"). The LSE Group includes (1) FTSE International Limited ("FTSE"), (2) Frank Russell Company ("Russell"), (3) FTSE Global Debt Capital Markets Inc. and FTSE Global Debt Capital Markets Limited (together, "FTSE Canada"), (4) MTSNext Limited ("MTSNext"), (5) Mergent, Inc. ("Mergent"), (6) FTSE Fixed Income LLC ("FTSE FI"), (7) The Yield Book Inc ("YB") and (8) Beyond Ratings S.A.S. ("BR"). All rights reserved.

FTSE Russell® is a trading name of FTSE, Russell, FTSE Canada, MTSNext, Mergent, FTSE FI, YB and BR. "FTSE®", "Russell®", "FTSE Russell®", "MTS®", "FTSE4Good®", "ICB®", "Mergent®", "The Yield Book®", "Beyond Ratings®" and all other trademarks and service marks used herein (whether registered or unregistered) are trademarks and/or service marks owned or licensed by the applicable member of the LSE Group or their respective licensors and are owned, or used under licence, by FTSE, Russell, MTSNext, FTSE Canada, Mergent, FTSE FI, YB or BR. FTSE International Limited is authorised and regulated by the Financial Conduct Authority as a benchmark administrator.

The FTSE EPRA Nareit Global Index Series is calculated by FTSE in association with EPRA and NAREIT. EPRA® is a trade mark of European Public Real Estate Association ("Partner"). Nareit® is a trade mark of National Association of Real Estate Investment Trusts ("Partner"). All rights in and to the FTSE EPRA Nareit Global Index Series ("Index") vest in FTSE Russell® and/or its relevant Partner(s).

All information is provided for information purposes only. All information and data contained in this publication is obtained by the LSE Group, from sources believed by it to be accurate and reliable. Because of the possibility of human and mechanical error as well as other factors, however, such information and data is provided "as is" without warranty of any kind. No member of the LSE Group nor their respective directors, officers, employees, partners or licensors make any claim, prediction, warranty or representation whatsoever, expressly or impliedly, either as to the accuracy, timeliness, completeness, merchantability of any information or of results to be obtained from the use of FTSE Russell products, including but not limited to indexes, data and analytics, or the fitness or suitability of the FTSE Russell products for any particular purpose to which they might be put. Any representation of historical data accessible through FTSE Russell products is provided for information purposes only and is not a reliable indicator of future performance.

No responsibility or liability can be accepted by any member of the LSE Group nor their respective directors, officers, employees, partners or licensors for (a) any loss or damage in whole or in part caused by, resulting from, or relating to any error (negligent or otherwise) or other circumstance involved in procuring, collecting, compiling, interpreting, analysing, editing, transcribing, transmitting, communicating or delivering any such information or data or from use of this document or links to this document or (b) any direct, indirect, special, consequential or incidental damages whatsoever, even if any member of the LSE Group is advised in advance of the possibility of such damages, resulting from the use of, or inability to use, such information.

No member of the LSE Group nor their respective directors, officers, employees, partners or licensors provide investment advice and nothing contained herein or accessible through FTSE Russell products, including statistical data and industry reports, should be taken as constituting financial or investment advice or a financial promotion.

Past performance is no guarantee of future results. Charts and graphs are provided for illustrative purposes only. Index returns shown may not represent the results of the actual trading of investable assets. Certain returns shown may reflect back-tested performance. All performance presented prior to the index inception date is back-tested performance. Back-tested performance is not actual performance, but is hypothetical. The back-test calculations are based on the same methodology that was in effect when the index was officially launched. However, back-tested data may reflect the application of the index methodology with the benefit of hindsight, and the historic calculations of an index may change from month to month based on revisions to the underlying economic data used in the calculation of the index.

No part of this information may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without prior written permission of the applicable member of the LSE Group. Use and distribution of the LSE Group data requires a licence from FTSE, Russell, FTSE Canada, MTSNext, Mergent, FTSE FI, YB, BR and/or their respective licensors.

Data definitions available from  
[info@ftserussell.com](mailto:info@ftserussell.com)

To learn more, visit [www.ftserussell.com](http://www.ftserussell.com);  
 email [info@ftserussell.com](mailto:info@ftserussell.com); or  
 call your regional Client Services Team office:

#### EMEA

+44 (0) 20 7866 1810

#### North America

+1 877 503 6437

#### Asia-Pacific

Hong Kong +852 2164 3333

Tokyo +81 3 4563 6346

Sydney +61 (0) 2 8823 3521