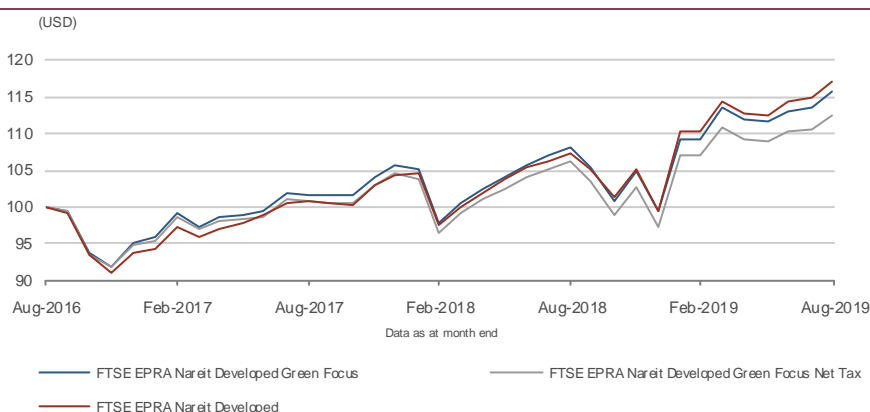


# FTSE EPRA Nareit Developed Green Focus Index

Data as at: 30 August 2019

The FTSE EPRA Nareit Developed Green Focus 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 Index. Constituent weights are adjusted (tilted) based on two sustainable investment considerations – green building certification and energy usage.

## 3-Year Performance - Total Return



## 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 Green Focus	3.7	5.8	16.4	6.9	15.7	-	5.0	-	9.9	11.2	-
FTSE EPRA Nareit Developed Green Focus Net Tax	3.4	5.3	15.7	5.9	12.6	-	4.0	-	9.9	11.2	-
FTSE EPRA Nareit Developed	4.1	6.3	17.8	9.1	17.2	33.2	5.4	5.9	10.0	11.1	11.8

\* 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 % (USD)	2014	2015	2016	2017	2018
FTSE EPRA Nareit Developed Green Focus	-	-	6.3	11.3	-6.0
FTSE EPRA Nareit Developed Green Focus Net Tax	-	-	5.5	10.4	-6.9
FTSE EPRA Nareit Developed	15.9	0.1	5.0	11.4	-4.7

## FEATURES

### Diversified Investment Opportunities

The indexes 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, on an end-of-day basis. A net of tax 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.

**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 Green Focus	0.7	0.4	-	-	-10.0	-12.0	-	-
FTSE EPRA Nareit Developed Green Focus Net Tax	0.6	0.3	-	-	-10.2	-12.2	-	-
FTSE EPRA Nareit Developed	0.9	0.5	0.5	0.7	-9.6	-12.7	-14.8	-22.5

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	FTSE EPRA Nareit Developed Green Focus (Wgt %)	FTSE EPRA Nareit Developed (Wgt %)	Diff %
Digital Realty Trust	USA	Diversified	7.40	1.60	5.80
Equity Residential	USA	Residential	5.13	1.93	3.21
Link Real Estate Investment Trust	Hong Kong	Retail	4.26	1.47	2.78
Ventas Inc	USA	HealthCare	3.80	1.63	2.16
Avalonbay Communities	USA	Residential	3.36	1.84	1.52
Vonovia SE	Germany	Residential	2.30	1.61	0.69
Essex Prop Trust	USA	Residential	2.16	1.31	0.85
Alexandria Real Estate Equity	USA	Office	2.07	1.04	1.03
Liberty Property Trust	USA	Industrial	2.05	0.48	1.58
Vicinity Centers	Australia	Retail	1.96	0.34	1.62
<b>Totals</b>			<b>34.49</b>	<b>13.25</b>	

**Country Breakdown**

Country	FTSE EPRA Nareit Developed Green Focus		FTSE EPRA Nareit Developed		Diff %
	No. of Cons	Wgt %	No. of Cons	Wgt %	
Australia	11	6.59	11	4.72	1.87
Austria	1	0.21	1	0.15	0.06
Belgium	6	0.12	12	0.94	-0.82
Canada	15	1.15	21	3.02	-1.87
Finland	2	0.05	2	0.13	-0.08
France	5	2.04	6	1.43	0.61
Germany	11	5.94	12	4.15	1.79
Hong Kong	10	8.32	13	6.40	1.92
Ireland	3	0.24	3	0.20	0.04
Israel	1	0.14	1	0.17	-0.03
Italy	1	0.01	1	0.02	-0.01
Japan	42	10.44	43	11.69	-1.25
Netherlands	4	0.89	5	1.31	-0.42
New Zealand	1	0.04	1	0.09	-0.05
Norway	1	0.03	1	0.13	-0.11
Singapore	11	4.88	13	2.55	2.33
Spain	3	0.95	3	0.54	0.40
Sweden	13	3.01	15	1.82	1.19
Switzerland	5	0.43	5	1.09	-0.66
UK	22	1.79	40	4.10	-2.31
USA	95	52.72	125	55.34	-2.62
<b>Totals</b>	<b>263</b>	<b>100.00</b>	<b>334</b>	<b>100.00</b>	

**INFORMATION**
**Index Universe**

FTSE EPRA Nareit Developed Index

**Index Launch**

31 May 2019

**Base Date**

18 September 2015

**Base Value**

1000

**Investability Screen**

Actual free float applied and liquidity screened

**Index Calculation**

End-of-day

**End-of-Day Distribution**

Via FTP and email

**Currency**

USD, EUR, GBP, JPY, Local

**Review Dates**

Annually in September

## Index Characteristics

Attributes	FTSE EPRA Nareit Developed Green Focus	FTSE EPRA Nareit Developed
Number of constituents	263	334
Dividend Yield %	3.82	3.81
Constituent (Wgt %)		
Average	0.38	0.30
Largest	7.40	3.27
Median	0.11	0.15
Top 10 Holdings (Wgt %)	34.49	20.90

## 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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