

FTSE EPRA Nareit Developed Green Index

Data as at: 30 June 2020

The FTSE EPRA Nareit Developed 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 Index. Constituent weights are adjusted (tilted) based on two sustainable investment considerations – green building certification and energy usage. Furthermore, sector-regional neutrality constraints are applied to the index in order to reduce tracking error.

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	9.5	-21.1	-21.1	-16.4	-3.1	-	-1.0	-	32.3	24.8	-
FTSE EPRA Nareit Developed	10.3	-20.9	-20.9	-15.5	-2.0	11.6	-0.7	2.2	32.3	24.8	16.7

* 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 % (USD)	2015	2016	2017	2018	2019
FTSE EPRA Nareit Developed Green	-	5.1	11.2	-4.7	21.3
FTSE EPRA Nareit Developed	0.1	5.0	11.4	-4.7	23.1

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	-0.5	0.0	-	-	-42.8	-42.8	-	-
FTSE EPRA Nareit Developed	-0.5	0.0	0.1	0.4	-43.0	-43.0	-43.0	-43.0

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

FEATURES

Coverage

The FTSE EPRA Nareit Developed Green Index incorporates Real Estate Investment Trusts (REITs) and Real Estate Holding & 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, available 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.

Top 10 Constituents

Constituent	Country	Property Sector	FTSE EPRA Nareit Developed Green (Wgt %)	FTSE EPRA Nareit Developed (Wgt %)	Diff %
Prologis	USA	Industrial	7.92	5.13	2.80
Equity Residential	USA	Residential	3.06	1.61	1.45
Ventas Inc	USA	HealthCare	3.03	1.02	2.01
Vonovia SE	Germany	Residential	2.81	2.48	0.32
Avalonbay Communities	USA	Residential	2.69	1.62	1.07
Digital Realty Trust	USA	Data Centers	2.40	2.83	-0.43
Mitsubishi Estate	Japan	Diversified	2.02	1.26	0.75
Extra Space Storage	USA	Self Storage	1.78	0.87	0.91
Essex Prop Trust	USA	Residential	1.72	1.11	0.60
Sun Hung Kai Props	Hong Kong	Diversified	1.67	1.35	0.31
Totals			29.10	19.28	

Property Sector Breakdown

Property Sector	FTSE EPRA Nareit Developed Green		FTSE EPRA Nareit Developed		Diff %
	No. of Cons	Wgt %	No. of Cons	Wgt %	
Data Centers	4	3.41	4	3.90	-0.49
Diversified	74	21.99	88	21.79	0.20
HealthCare	16	6.58	22	7.66	-1.08
Industrial	24	13.50	34	13.28	0.22
Industrial/Office Mixed	11	1.59	11	1.62	-0.04
Lodging/Resorts	14	2.21	14	1.95	0.26
Office	48	12.34	52	12.07	0.27
Residential	30	18.01	40	18.68	-0.67
Retail	61	14.30	63	13.37	0.93
Self Storage	7	4.45	8	4.25	0.20
Speciality	3	1.63	3	1.42	0.21
	292	100.00	339	100.00	

INFORMATION**Index Universe**

FTSE EPRA Nareit Developed Index

Index Launch

4 December 2018

Base Date

18 September 2015

Base Value

1000

Investability Screen

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

Index Calculation

End-of-day

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 Green		FTSE EPRA Nareit Developed		Diff %
	No. of Cons	Wgt %	No. of Cons	Wgt %	
Australia	10	3.16	12	3.23	-0.06
Austria	1	0.24	1	0.17	0.07
Belgium	11	1.04	11	1.13	-0.08
Canada	19	2.96	21	2.85	0.11
Finland	2	0.17	2	0.32	-0.15
France	6	1.68	6	1.25	0.43
Germany	10	5.80	11	5.69	0.11
Hong Kong	11	6.37	12	6.44	-0.07
Ireland	1	0.04	2	0.12	-0.07
Israel	1	0.11	2	0.17	-0.06
Italy	1	0.01	1	0.02	-0.01
Japan	45	11.97	48	11.50	0.46
Netherlands	5	0.78	5	0.72	0.06
New Zealand	1	0.03	3	0.27	-0.23
Norway	1	0.10	1	0.16	-0.05
Singapore	15	3.56	17	3.40	0.15
Spain	3	0.68	3	0.44	0.23
Sweden	13	2.80	14	1.96	0.83
Switzerland	5	1.25	6	1.30	-0.04
UK	24	3.09	39	4.64	-1.56
USA	107	54.16	122	54.23	-0.07
Totals	292	100.00	339	100.00	

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Green	FTSE EPRA Nareit Developed
Number of constituents	292	339
Dividend Yield %	4.60	4.59
Constituent (Wgt %)		
Average	0.34	0.30
Largest	7.92	5.13
Median	0.16	0.15
Top 10 Holdings (Wgt %)	29.10	22.02

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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Data definitions available from
info@ftserussell.com

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 email 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