

# FTSE EPRA Nareit Developed Index

Data as at: 29 July 2022

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 covers Global, Developed and Emerging indices.

The FTSE EPRA Nareit Developed Index is designed to track the performance of listed real estate companies and REITs worldwide. 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 (USD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Developed	-5.5	-8.8	-14.0	-9.3	7.0	22.3	2.3	4.1	15.3	27.3	18.6
FTSE Developed	-1.4	-9.3	-14.1	-9.3	32.7	54.4	9.9	9.1	17.0	20.8	16.8

\* 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)	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
FTSE EPRA Nareit Developed	28.7	4.4	15.9	0.1	5.0	11.4	-4.7	23.1	-8.2	27.2
FTSE Developed	17.0	26.8	5.1	-0.3	8.2	23.9	-8.6	28.0	16.7	21.4

## 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	-0.6	0.0	0.2	0.4	-22.5	-43.0	-43.0	-43.0
FTSE Developed	-0.6	0.4	0.5	0.8	-22.6	-34.0	-34.0	-34.0

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 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, 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 10 Constituents**

Constituent	Country	ICB Subsector	Net MCap (USDm)	Wgt %
Prologis	USA	Industrial REITs	97,802	5.54
Equinix Inc	USA	Other Specialty REITs	63,856	3.62
Public Storage	USA	Storage REITs	50,945	2.89
Realty Income	USA	Retail REITs	44,462	2.52
Welltower Inc.	USA	Health Care REITs	39,168	2.22
Digital Realty Trust	USA	Other Specialty REITs	37,552	2.13
Simon Property Group	USA	Retail REITs	35,373	2.01
VICI Properties	USA	Hotel & Lodging REITs	32,827	1.86
Avalonbay Communities	USA	Residential REITs	29,825	1.69
Equity Residential	USA	Residential REITs	28,974	1.64
<b>Totals</b>			<b>460,784</b>	<b>26.12</b>

**ICB Subsector Breakdown**

ICB Code	ICB Subsector	No. of Cons	Net MCap (USDm)	Wgt %
30204000	Closed End Investments	1	502	0.03
35101010	Real Estate Holding and Development	70	245,080	13.89
35101015	Real Estate Services	1	1,694	0.10
35102000	Diversified REITs	34	88,496	5.02
35102010	Health Care REITs	23	137,494	7.79
35102015	Hotel & Lodging REITs	18	77,834	4.41
35102020	Industrial REITs	31	233,913	13.26
35102025	Infrastructure REITs	1	801	0.05
35102030	Office REITs	71	185,603	10.52
35102040	Residential REITs	39	272,483	15.45
35102045	Retail REITs	67	279,244	15.83
35102050	Storage REITs	7	84,143	4.77
35102070	Other Specialty REITs	12	155,329	8.81
40201050	Storage Facilities	1	1,290	0.07
<b>Totals</b>		<b>376</b>	<b>1,763,904</b>	<b>100.00</b>

**INFORMATION****Index Universe**

FTSE EPRA Nareit Global Real Estate Index Series

**Index Launch**

February 2005

**Base Date**

27 January 2005

**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 SFTP and email

**Currency**

USD, EUR, GBP, JPY, AUD

**Review Dates**

Quarterly in March, June, September and December

**History**

Available from December 1989

### Country Breakdown

Country	No. of Cons	Net MCap (USDm)	Wgt %
Australia	25	63,795	3.62
Austria	1	1,348	0.08
Belgium	12	19,452	1.10
Canada	20	49,998	2.83
Finland	2	3,977	0.23
France	6	15,614	0.89
Germany	9	41,417	2.35
Hong Kong	13	78,586	4.46
Ireland	1	613	0.03
Israel	2	3,974	0.23
Italy	1	241	0.01
Japan	60	170,681	9.68
Korea	2	955	0.05
Netherlands	5	8,525	0.48
New Zealand	6	5,760	0.33
Norway	1	764	0.04
Singapore	27	61,344	3.48
Spain	3	6,082	0.34
Sweden	17	30,916	1.75
Switzerland	7	17,737	1.01
UK	42	82,253	4.66
USA	114	1,099,872	62.35
<b>Totals</b>	<b>376</b>	<b>1,763,904</b>	<b>100.00</b>

### Index Characteristics

Attributes	FTSE EPRA Nareit Developed
Number of constituents	376
Net MCap (USDm)	1,763,904
Dividend Yield %	3.56
Constituent Sizes (Net MCap USDm)	
Average	4,691
Largest	97,802
Smallest	207
Median	1,929
Weight of Largest Constituent (%)	5.54
Top 10 Holdings (% Index MCap)	26.12

### 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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