

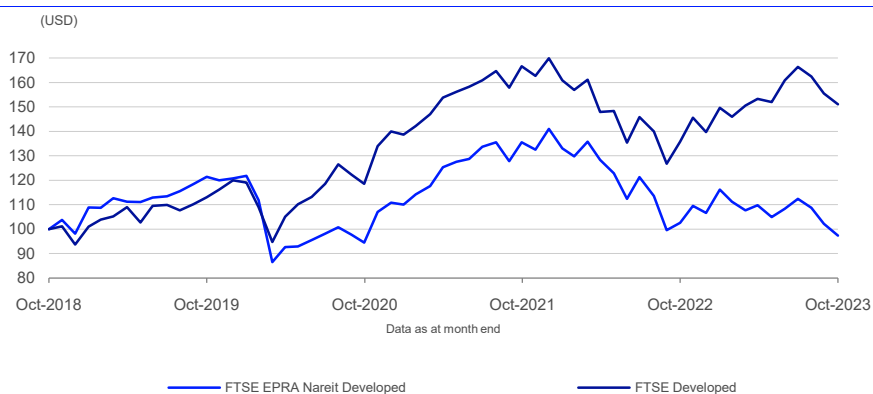
# FTSE EPRA Nareit Developed Index

Data as at: 31 October 2023

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	-13.4	-11.3	-8.7	-5.0	3.1	-2.6	1.0	-0.5	16.1	17.6	20.8
FTSE Developed	-9.2	-1.5	8.1	11.2	27.4	51.1	8.4	8.6	13.2	15.9	18.2

\* 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)	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
FTSE EPRA Nareit Developed	4.4	15.9	0.1	5.0	11.4	-4.7	23.1	-8.2	27.2	-24.4
FTSE Developed	26.8	5.1	-0.3	8.2	23.9	-8.6	28.0	16.7	21.4	-17.8

## 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	-0.3	-0.1	0.0	0.1	-20.0	-32.0	-43.0	-43.0
FTSE Developed	0.8	0.4	0.5	0.5	-10.4	-26.1	-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	Property Sector	Net MCap (USDm)	Wgt %
Prologis	USA	Industrial	92,829	6.84
Equinix Inc	USA	Data Centers	68,018	5.01
Welltower Inc.	USA	HealthCare	41,476	3.05
Public Storage	USA	Self Storage	37,340	2.75
Digital Realty Trust	USA	Data Centers	37,068	2.73
Simon Property Group	USA	Retail	35,595	2.62
Realty Income	USA	Retail	31,865	2.35
VICI Properties	USA	Speciality	27,957	2.06
Avalonbay Communities	USA	Residential	23,446	1.73
Extra Space Storage	USA	Self Storage	21,624	1.59
<b>Totals</b>			<b>417,217</b>	<b>30.72</b>

**Property Sector Breakdown**

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	4	107,025	7.88
Diversified	93	258,133	19.01
HealthCare	24	106,156	7.82
Industrial	38	189,474	13.95
Industrial/Office Mixed	23	27,997	2.06
Lodging/Resorts	16	37,378	2.75
Office	45	94,162	6.93
Residential	45	209,133	15.40
Retail	64	208,007	15.32
Self Storage	9	75,808	5.58
Speciality	7	44,637	3.29
<b>Totals</b>	<b>368</b>	<b>1,357,909</b>	<b>100.00</b>

**Country Breakdown**

Country	No. of Cons	Net MCap (USDm)	Wgt %
Australia	26	45,547	3.35
Austria	1	1,384	0.10
Belgium	11	13,892	1.02
Canada	18	33,173	2.44
Finland	2	1,923	0.14
France	8	20,643	1.52
Germany	9	26,585	1.96
Hong Kong	13	55,848	4.11
Ireland	1	427	0.03
Israel	3	3,828	0.28
Italy	1	134	0.01
Japan	59	145,223	10.69
Korea	4	1,309	0.10
Netherlands	4	2,363	0.17
New Zealand	6	4,321	0.32
Norway	1	555	0.04
Singapore	26	48,507	3.57
Spain	3	4,891	0.36
Sweden	17	21,697	1.60
Switzerland	7	18,115	1.33
UK	42	54,836	4.04
USA	106	852,709	62.80
<b>Totals</b>	<b>368</b>	<b>1,357,909</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

## Index Characteristics

Attributes	FTSE EPRA Nareit Developed
Number of constituents	368
Net MCap (USDm)	1,357,909
Dividend Yield %	4.78
Constituent Sizes (Net MCap USDm)	
Average	3,690
Largest	92,829
Smallest	120
Median	1,443
Weight of Largest Constituent (%)	6.84
Top 10 Holdings (% Index MCap)	30.72

## 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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