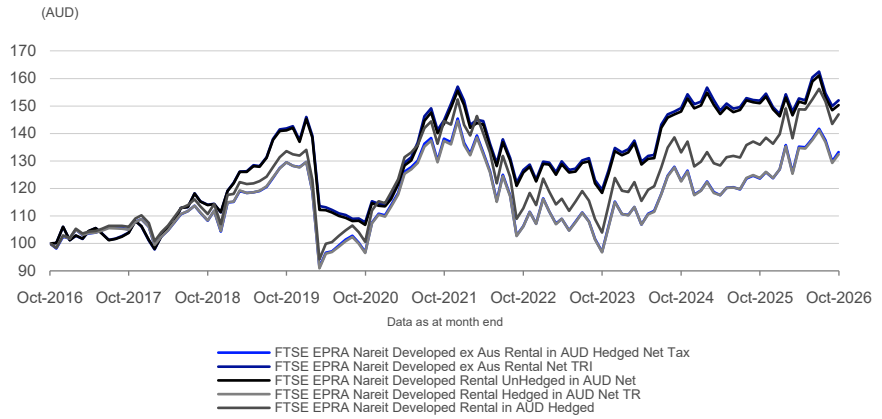
FTSE EPRA Nareit Developed ex Aus Rental in AUD Hedged Net Tax

Data as at: 30 October 2026

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.

The FTSE EPRA Nareit Developed ex-Australia Rental in AUD Hedged Net Tax Index is a subset of the FTSE EPRA Nareit Developed Index. A company is included in the Rental index if its rental revenue from investment properties is greater than or equal to 70% of total revenue.

10-Year Performance - Total Return



Performance and Volatility - Total Return

Index (AUD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Developed ex Aus Rental in AUD Hedged Net Tax	-6.0	-1.5	7.7	7.8	37.3	-3.6	11.1	-0.7	11.2	12.9	16.8
FTSE EPRA Nareit Developed ex Aus Rental Net TRI	-6.5	-0.5	1.6	0.1	27.2	5.0	8.4	1.0	12.1	12.4	12.5
FTSE EPRA Nareit Developed Rental UnHedged in AUD Net	-6.7	-0.8	1.1	-0.5	27.1	4.8	8.3	0.9	11.8	12.2	12.6
FTSE EPRA Nareit Developed Rental Hedged in AUD Net TR	-6.2	-1.8	6.9	6.9	36.8	-3.6	11.0	-0.7	11.0	12.8	16.8
FTSE EPRA Nareit Developed Rental in AUD Hedged	-6.0	-1.3	7.8	8.1	41.4	1.7	12.2	0.3	11.0	12.8	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

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 available for certain indexes within the series.

Property Sector Classification

Constituents are classified into distinct Property Sectors based on gross invested book assets, as disclosed in the latest published financial statement.

Year-on-Year Performance - Total Return

Index % (AUD)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit Developed ex Aus Rental in AUD Hedged Net Tax	6.7	6.3	-4.3	22.6	-13.3	31.3	-26.3	7.5	2.2	5.0
FTSE EPRA Nareit Developed ex Aus Rental Net TRI	4.9	0.2	4.8	23.6	-16.8	37.2	-21.5	9.3	11.9	-0.8
FTSE EPRA Nareit Developed Rental UnHedged in AUD Net	5.2	0.2	4.8	23.0	-17.0	36.7	-21.2	9.1	11.6	-0.3
FTSE EPRA Nareit Developed Rental Hedged in AUD Net TR	7.0	6.0	-4.0	22.1	-13.5	30.9	-25.9	7.4	2.2	5.3
FTSE EPRA Nareit Developed Rental in AUD Hedged	8.0	7.2	-2.9	23.3	-12.6	32.2	-25.2	8.6	3.4	6.5

Return/Risk Ratio and Drawdown - Total Return

Index (AUD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Developed ex Aus Rental in AUD Hedged Net Tax	0.7	0.8	0.0	0.2	-11.6	-17.8	-34.6	-45.7
FTSE EPRA Nareit Developed ex Aus Rental Net TRI	0.0	0.6	0.1	0.3	-11.7	-11.7	-26.0	-34.5
FTSE EPRA Nareit Developed Rental UnHedged in AUD Net	0.0	0.6	0.1	0.3	-11.8	-11.8	-25.9	-34.9
FTSE EPRA Nareit Developed Rental Hedged in AUD Net TR	0.6	0.8	0.0	0.2	-11.6	-17.6	-34.3	-45.8
FTSE EPRA Nareit Developed Rental in AUD Hedged	0.7	0.9	0.0	0.2	-11.4	-17.1	-33.1	-45.8

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/Market	Property Sector	Net MCap (AUDm)	Wgt %
Welltower Inc.	USA	HealthCare	240,145	9.84
Prologis	USA	Industrial	171,857	7.04
Equinix Inc	USA	Data Centers	141,587	5.80
Simon Property Group	USA	Retail	98,684	4.04
Digital Realty Trust	USA	Data Centers	94,991	3.89
Public Storage	USA	Self Storage	77,373	3.17
Realty Income	USA	Retail	75,348	3.09
Vivmark Residential	USA	Residential	66,767	2.74
Ventas Inc	USA	HealthCare	61,450	2.52
Iron Mountain	USA	Data Centers	48,850	2.00
Totals			**1,077,051**	**44.14**

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (EURm)	Wgt %
Data Centers	7	184,362	11.99
Diversified	66	157,797	10.26
HealthCare	24	273,628	17.79
Industrial	36	210,258	13.67
Industrial/Office Mixed	14	20,928	1.36
Lodging/Resorts	16	47,872	3.11
Office	36	74,153	4.82
Residential	38	178,712	11.62
Retail	49	255,349	16.60
Self Storage	8	92,392	6.01
Speciality	7	42,461	2.76
Totals	**301**	**1,537,913**	**100.00**

INFORMATION

Index Universe

FTSE EPRA Nareit Global Index Series

Index Launch

16 April 2009

Base Date

31 January 2006

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

AUD

Review Dates

Quarterly in March, June, September and December

History

Available from January 2006

Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (AUDm)	Wgt %
Austria	1	840	0.03
Belgium	11	25,123	1.03
Canada	16	53,048	2.17
Finland	1	1,928	0.08
France	8	43,776	1.79
Germany	8	31,992	1.31
Hong Kong	10	48,102	1.97
Ireland	1	1,070	0.04
Israel	5	13,371	0.55
Italy	1	316	0.01
Japan	49	113,026	4.63
Korea	4	2,992	0.12
Netherlands	3	3,071	0.13
New Zealand	6	5,739	0.24
Norway	2	1,290	0.05
Singapore	23	68,421	2.80
Spain	2	10,850	0.44
Sweden	25	38,720	1.59
Switzerland	9	42,756	1.75
UK	25	97,435	3.99
USA	91	1,836,464	75.25
Totals	**301**	**2,440,330**	**100.00**

Index Characteristics

Attributes	FTSE EPRA Nareit Developed ex Aus Rental in AUD Hedged Net Tax
Number of constituents	301
Net MCap (AUDm)	2,440,330
Constituent Sizes (Net MCap AUDm)	
Average	8,107
Largest	240,145
Smallest	172
Median	2,508
Weight of Largest Constituent (%)	9.84
Top 10 Holdings (% Index MCap)	44.14

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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EMEA

+44 (0) 20 7866 1810

North America

+1 877 503 6437

Asia-Pacific

Hong Kong +852 2164 3333
Tokyo +81 3 6441 1430
Sydney +61 (0) 2 7228 5659