

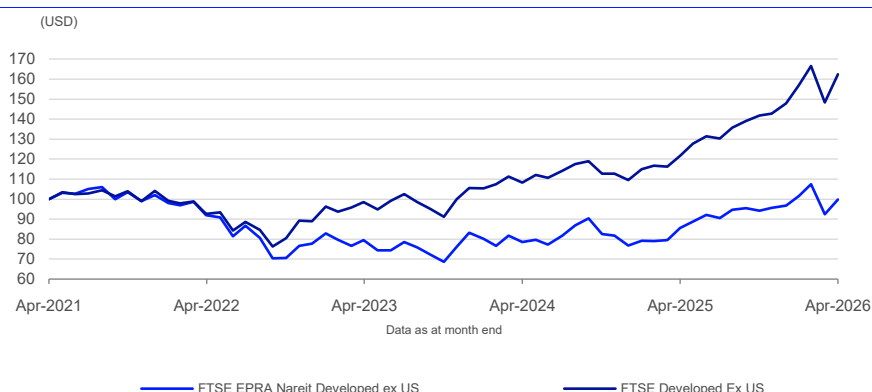
FTSE EPRA Nareit Developed ex US Index

Data as at: 30 April 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 US Index is a subset of the FTSE EPRA Nareit Developed Index and is designed to track the performance of listed real estate companies and REITs. 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 ex US	-1.8	6.0	3.1	16.5	25.5	-0.3	7.9	-0.1	12.8	16.0	19.2
FTSE Developed Ex US	3.5	14.6	9.8	33.5	64.9	62.4	18.1	10.2	13.3	15.1	16.2

* 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)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit Developed ex US	2.0	20.8	-5.8	21.8	-6.5	8.8	-23.8	7.1	-7.8	26.1
FTSE Developed Ex US	3.4	26.3	-14.1	22.6	10.2	11.8	-14.6	18.7	3.8	34.9

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 ex US	1.2	0.5	0.0	0.1	-14.2	-18.9	-37.1	-40.5
FTSE Developed Ex US	2.4	1.2	0.6	0.6	-11.1	-13.5	-28.9	-34.7

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 ex US Index is a subset of the FTSE EPRA Nareit Developed Index that 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

The indexes use a transparent, methodologies-based construction process. 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/Market	Property Sector	Net MCap (USDm)	Wgt %
Goodman Group	Australia	Diversified	42,112	5.78
Mitsubishi Estate	Japan	Diversified	30,800	4.23
Mitsui Fudosan	Japan	Diversified	28,039	3.85
Sun Hung Kai Properties	Hong Kong	Diversified	24,107	3.31
Sumitomo Realty & Development	Japan	Diversified	20,068	2.76
Vonovia SE	Germany	Residential	19,111	2.62
Unibail Rodamco Westfield	France	Retail	14,681	2.02
Swiss Prime Site	Switzerland	Diversified	13,874	1.91
Scentre Group	Australia	Retail	13,862	1.90
Link Real Estate Investment Trust	Hong Kong	Diversified	12,918	1.77
Totals			219,572	30.16

Sector Breakdown

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	5	12,902	1.77
Diversified	88	391,421	53.76
HealthCare	10	20,570	2.82
Industrial	27	62,471	8.58
Industrial/Office Mixed	17	27,844	3.82
Lodging/Resorts	7	9,765	1.34
Office	28	47,927	6.58
Residential	29	56,166	7.71
Retail	38	90,673	12.45
Self Storage	5	6,310	0.87
Speciality	3	2,094	0.29
Totals	257	728,142	100.00

Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (USDm)	Wgt %
Australia	28	118,171	16.23
Austria	1	990	0.14
Belgium	12	20,396	2.80
Canada	17	42,584	5.85
Finland	2	1,544	0.21
France	9	36,796	5.05
Germany	8	32,319	4.44
Hong Kong	14	69,442	9.54
Ireland	1	637	0.09
Israel	3	11,041	1.52
Italy	1	271	0.04
Japan	58	183,739	25.23
Korea	5	2,465	0.34
Netherlands	3	2,600	0.36
New Zealand	6	4,253	0.58
Norway	2	1,036	0.14
Singapore	24	61,049	8.38
Spain	2	9,645	1.32
Sweden	25	32,330	4.44
Switzerland	8	33,034	4.54
UK	28	63,802	8.76
Totals	257	728,142	100.00

INFORMATION**Index Universe**

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

February 2005

Base Date

31 December 1999

Base Value

1000

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

Real-time and end-of-day

End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY and AUD

Review Dates

Quarterly in March, June, September and December

History

Available from December 1989

Index Characteristics

Attributes	FTSE EPRA Nareit Developed ex US	FTSE Developed Ex US
Number of constituents	257	1476
Net MCap (USDm)	728,142	28,210,170
Dividend Yield %	4.03	2.53
Constituent Sizes (Net MCap USDm)		
Average	2,833	19,113
Largest	42,112	700,072
Smallest	96	110
Median	1,338	6,380
Weight of Largest Constituent (%)	5.78	2.48
Top 10 Holdings (% Index MCap)	30.16	12.98

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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