

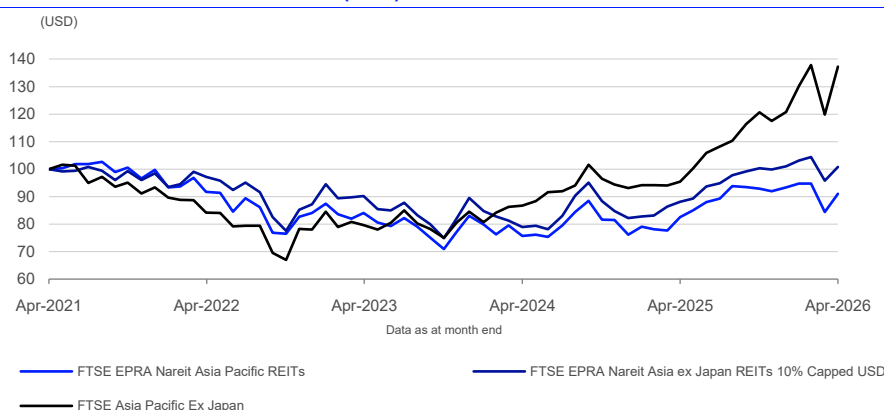
# FTSE EPRA Nareit Asia Pacific REITs Index

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 Asia Pacific REITs Index is designed to track the performance of REITs in both developed and emerging markets in the Asia Pacific region. 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 (USD)



## Performance and Volatility - Total Return (USD)

Index (USD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Asia Pacific REITs	-3.9	-2.0	-2.5	10.3	8.4	-8.9	2.7	-1.9	11.9	13.8	16.2
FTSE EPRA Nareit Asia ex Japan REITs 10% Capped USD	-2.3	0.4	-0.2	14.3	11.7	0.7	3.7	0.1	9.8	14.3	15.6
FTSE Asia Pacific Ex Japan	5.5	13.8	13.7	43.8	72.3	37.3	19.9	6.5	17.4	16.7	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)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit Asia Pacific REITs	13.0	11.2	3.9	21.7	-7.7	6.3	-15.7	-1.2	-8.4	22.7
FTSE EPRA Nareit Asia ex Japan REITs 10% Capped USD	9.8	37.9	-2.7	22.2	-2.9	0.8	-11.5	2.6	-8.2	22.9
FTSE Asia Pacific Ex Japan	7.9	35.1	-13.9	19.1	23.2	-1.0	-16.4	8.4	10.2	29.6

## FEATURES

### Coverage

The FTSE EPRA Nareit Global Indexes incorporate 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 indexes are calculated based on price, gross total return and net total return methodologies, both real time and end-of-day. Capped versions of some indexes are also available.

### Property Sector Classification

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

## Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Asia Pacific REITs	0.8	0.2	-0.1	0.1	-12.5	-17.3	-32.0	-44.9
FTSE EPRA Nareit Asia ex Japan REITs 10% Capped USD	1.4	0.3	0.0	0.3	-9.0	-19.5	-27.5	-36.9
FTSE Asia Pacific Ex Japan	2.4	1.2	0.4	0.6	-13.3	-18.0	-35.1	-37.2

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 (USDm)	Wgt %
Goodman Group	Australia	Diversified	42,112	14.84
Scentre Group	Australia	Retail	13,862	4.88
Link Real Estate Investment Trust	Hong Kong	Diversified	12,918	4.55
CapitaLand Integrated Commercial Trust	Singapore	Diversified	10,954	3.86
CapitaLand Ascendas REIT	Singapore	Industrial/Office Mixed	7,869	2.77
Stockland	Australia	Diversified	7,009	2.47
Vicinity Centers	Australia	Retail	6,910	2.43
Charter Hall Group	Australia	Diversified	6,782	2.39
Nippon Building Fund Inc	Japan	Office	6,722	2.37
GPT Group	Australia	Diversified	6,540	2.30
<b>Totals</b>			<b>121,678</b>	<b>42.87</b>

## Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	3	4,719	1.66
Diversified	44	151,285	53.30
HealthCare	4	2,439	0.86
Industrial	15	25,151	8.86
Industrial/Office Mixed	8	13,379	4.71
Lodging/Resorts	5	7,441	2.62
Office	17	28,368	10.00
Residential	6	7,813	2.75
Retail	20	41,256	14.54
Self Storage	1	409	0.14
Speciality	2	1,556	0.55
<b>Totals</b>	<b>125</b>	<b>283,816</b>	<b>100.00</b>

## Index Characteristics

Attributes	FTSE EPRA Nareit Asia Pacific REITs	FTSE Asia Pacific Ex Japan
Number of constituents	125	2202
Net MCap (USDm)	283,816	12,932,476
Dividend Yield %	4.82	2.03
Constituent Sizes (Net MCap USDm)		
Average	2,271	5,873
Largest	42,112	1,635,996
Smallest	148	48
Median	1,074	1,121
Weight of Largest Constituent (%)	14.84	12.65
Top 10 Holdings (% Index MCap)	42.87	32.67

## INFORMATION

## Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

## 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. Some indexes also available real-time (please see Index Methodology for details)**

Via FTP and email

## Currency

USD, EUR, GBP, JPY, AUD

## Review Dates

Quarterly in March, June, September and December

## 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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