

FTSE EPRA Nareit Developed Sector Indices

Data as at: 29 May 2026

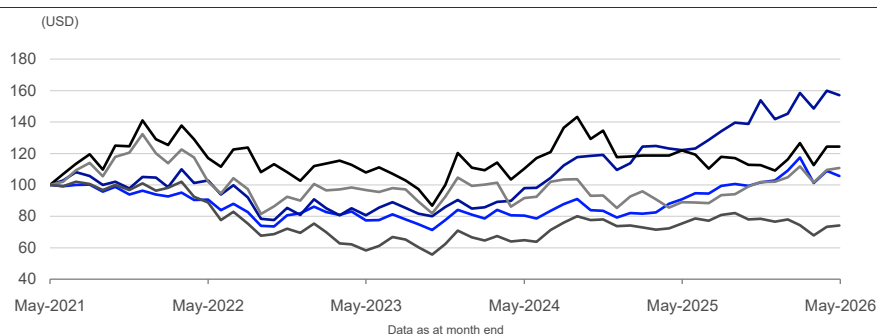
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging indices, as well the UK's AIM market.

The FTSE EPRA Nareit Developed Sector Indices are a subset of the FTSE EPRA Nareit Developed Index, which separates existing constituents into 9 distinct Property Sectors. A company is included in one of the following Property Sectors if 75% or more of its gross invested book assets are invested in that particular sector. A company is classified as belonging to Diversified when its assets do not meet the 75% threshold for a single property sector.

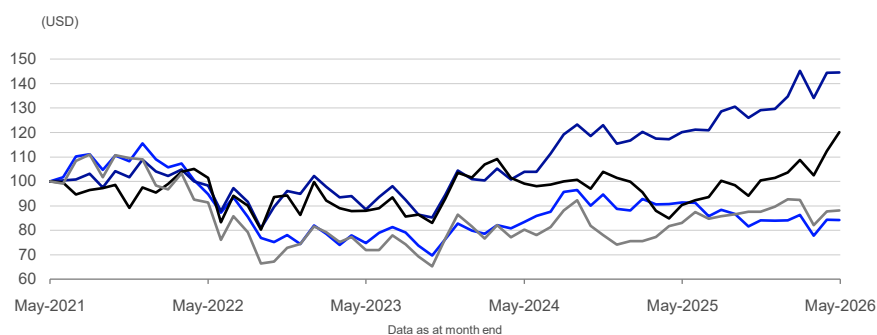
The FTSE EPRA Nareit Developed Sector Indices are weighted by market capitalisation in line with the free-float adjusted EPRA Nareit Developed Index and are suitable for use as a basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

Property Sector indices are available for the following regions and countries: Developed, Developed Asia, Developed Europe, Eurozone, UK, North America and US.

5-Year Performance - Total Return



— FTSE EPRA Nareit Developed Diversified
 — FTSE EPRA Nareit Developed Health Care
 — FTSE EPRA Nareit Developed Self Storage
 — FTSE EPRA Nareit Developed Industrial
 — FTSE EPRA Nareit Developed Office



— FTSE EPRA Nareit Developed Residential
 — FTSE EPRA Nareit Developed Retail
 — FTSE EPRA Nareit Developed Lodging/Resorts
 — FTSE EPRA Nareit Developed Industrial/Office

FEATURES

Coverage

The FTSE EPRA Nareit Developed Sector Indexes are a subset of the FTSE EPRA Nareit Developed Index that separates existing constituents into specific Property Sectors.

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 indexes are 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, on an end-of-day basis.

Property Sector Classification

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

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 Diversified	-10.1	4.1	2.7	16.2	36.5	5.7	10.9	1.1	13.7	16.0	17.4
FTSE EPRA Nareit Developed Health Care	-1.0	2.1	10.7	28.7	94.5	57.1	24.8	9.5	15.8	17.2	20.8
FTSE EPRA Nareit Developed Self Storage	-1.9	10.5	13.9	2.0	15.1	24.3	4.8	4.4	20.6	21.9	25.7
FTSE EPRA Nareit Developed Industrial	-0.9	8.8	8.6	24.3	14.5	10.7	4.6	2.1	15.6	18.8	24.7
FTSE EPRA Nareit Developed Office	-0.3	-5.4	-3.0	-1.6	27.1	-25.8	8.3	-5.8	13.8	18.1	20.6
FTSE EPRA Nareit Developed Residential	-2.4	0.2	0.3	-7.9	12.7	-15.8	4.1	-3.4	14.2	16.1	18.5
FTSE EPRA Nareit Developed Retail	-0.4	11.9	11.5	20.3	63.3	44.5	17.8	7.6	11.1	14.9	18.7
FTSE EPRA Nareit Developed Lodging/Resorts	10.5	19.8	18.4	33.1	36.5	20.2	10.9	3.7	17.9	18.7	22.7
FTSE EPRA Nareit Developed Industrial/Office	-4.7	0.5	-1.8	6.1	22.5	-11.9	7.0	-2.5	13.8	20.5	24.4

* 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 Diversified	2.4	17.8	-6.7	22.8	-12.9	8.5	-14.9	2.7	-5.9	29.8
FTSE EPRA Nareit Developed Health Care	5.8	1.9	5.7	22.3	-9.2	15.0	-22.9	11.7	21.0	29.7
FTSE EPRA Nareit Developed Self Storage	-9.1	5.4	2.5	16.0	11.5	77.5	-27.3	17.3	-2.3	-7.3
FTSE EPRA Nareit Developed Industrial	20.9	25.0	0.3	45.5	15.8	50.9	-31.9	16.2	-18.4	19.3
FTSE EPRA Nareit Developed Office	8.0	10.2	-7.3	28.6	-15.2	14.6	-31.2	1.8	4.1	3.8
FTSE EPRA Nareit Developed Residential	5.5	16.5	2.5	26.3	0.0	33.1	-35.6	11.3	7.1	-5.4
FTSE EPRA Nareit Developed Retail	1.0	3.0	-10.6	10.3	-24.2	33.3	-12.9	10.0	10.5	12.3
FTSE EPRA Nareit Developed Lodging/Resorts	21.9	8.1	-11.4	16.5	-24.9	13.6	-11.6	20.0	-2.0	0.0
FTSE EPRA Nareit Developed Industrial/Office	27.1	10.8	-3.2	38.9	7.3	19.0	-31.8	16.1	-14.1	20.9

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 Diversified	1.2	0.7	0.1	0.2	-14.3	-16.6	-32.3	-43.2
FTSE EPRA Nareit Developed Health Care	1.8	1.5	0.5	0.3	-9.0	-13.2	-35.6	-55.2
FTSE EPRA Nareit Developed Self Storage	0.1	0.2	0.2	0.3	-14.4	-27.9	-41.1	-41.1
FTSE EPRA Nareit Developed Industrial	1.5	0.3	0.1	0.6	-10.7	-27.7	-42.2	-42.2
FTSE EPRA Nareit Developed Office	-0.2	0.5	-0.3	0.0	-21.0	-21.0	-47.6	-50.2
FTSE EPRA Nareit Developed Residential	-0.5	0.3	-0.2	0.2	-16.7	-23.4	-41.0	-41.0
FTSE EPRA Nareit Developed Retail	1.8	1.2	0.4	0.1	-9.2	-16.6	-28.3	-59.6
FTSE EPRA Nareit Developed Lodging/Resorts	1.8	0.6	0.2	0.1	-10.1	-30.4	-30.4	-69.1
FTSE EPRA Nareit Developed Industrial/Office	0.5	0.3	-0.1	0.3	-13.3	-25.4	-45.6	-45.6

Return/Risk Ratio – based on compound annual returns and volatility in Performance and Volatility table

Drawdown - based on daily data

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

11 December 2006

Base Date

31 December 1999

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

USD, EUR, GBP, JPY, AUD

Review Dates

Quarterly in March, June, September and December

History

Available from January 2006

FTSE EPRA Nareit Developed Index Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	8	220,392	11.02
Diversified	93	401,039	20.04
HealthCare	24	276,153	13.80
Industrial	37	247,464	12.37
Industrial/Office Mixed	18	29,670	1.48
Lodging/Resorts	16	46,643	2.33
Office	39	85,186	4.26
Residential	43	222,666	11.13
Retail	58	323,202	16.15
Self Storage	10	97,907	4.89
Speciality	7	50,446	2.52
Totals	353	2,000,767	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Diversified	FTSE EPRA Nareit Developed Health Care	FTSE EPRA Nareit Developed Self Storage
Number of constituents	93	24	10
Net MCap (USDm)	401,039	276,153	97,907
Dividend Yield %	3.53	2.84	4.34
Constituent Sizes (Net MCap USDm)			
Average	4,312	11,506	9,791
Largest	45,122	140,907	47,868
Smallest	210	227	412
Median	2,406	3,289	1,963
Weight of Largest Constituent (%)	11.25	51.02	48.89
Top 10 Holdings (% Index MCap)	49.42	91.21	100

Attributes	FTSE EPRA Nareit Developed Industrial	FTSE EPRA Nareit Developed Office	FTSE EPRA Nareit Developed Residential
Number of constituents	37	39	43
Net MCap (USDm)	247,464	85,186	222,666
Dividend Yield %	3.72	4.71	4.27
Constituent Sizes (Net MCap USDm)			
Average	6,688	2,184	5,178
Largest	132,816	9,485	25,902
Smallest	350	146	131
Median	2,012	1,130	1,317
Weight of Largest Constituent (%)	53.67	11.13	11.63
Top 10 Holdings (% Index MCap)	81.10	63.37	75.88

Attributes	FTSE EPRA Nareit Developed Retail	FTSE EPRA Nareit Developed Lodging/Resorts	FTSE EPRA Nareit Developed Industrial/Office
Number of constituents	58	16	18
Net MCap (USDm)	323,202	46,643	29,670
Dividend Yield %	4.68	4.35	6.03
Constituent Sizes (Net MCap USDm)			
Average	5,572	2,915	1,648
Largest	66,256	15,726	7,889
Smallest	83	422	238
Median	1,807	1,980	727
Weight of Largest Constituent (%)	20.50	33.72	26.59
Top 10 Holdings (% Index MCap)	67.12	89.16	89.39

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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