

FTSE EPRA Nareit Developed Sector Indices

Data as at: 31 March 2025

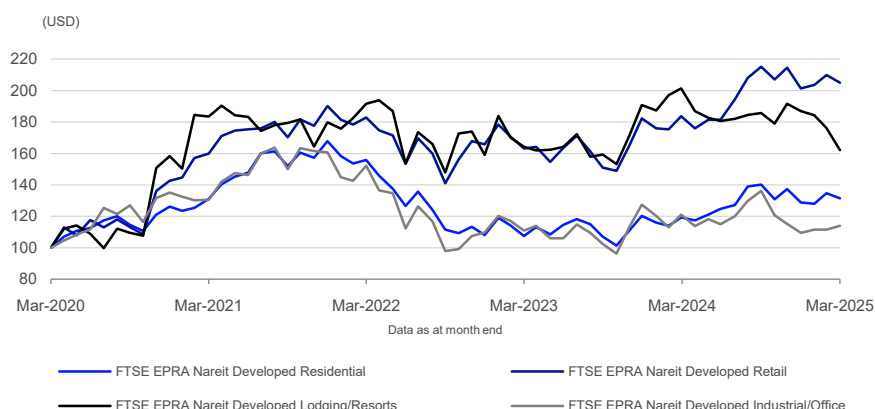
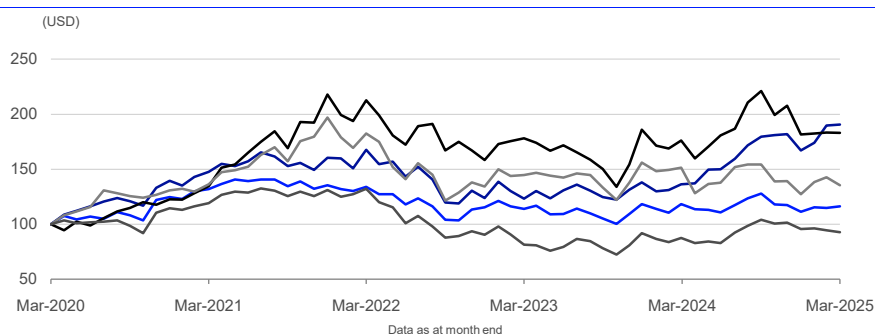
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging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



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	4.3	-9.2	4.3	-1.8	-13.2	16.1	-4.6	3.0	13.7	16.0	17.3
FTSE EPRA Nareit Developed Healthcare	14.0	6.1	14.0	40.0	13.6	90.6	4.3	13.8	15.9	19.7	20.6
FTSE EPRA Nareit Developed Self Storage	0.8	-17.2	0.8	3.9	-14.0	83.0	-4.9	12.8	20.9	25.1	25.2
FTSE EPRA Nareit Developed Industrial	6.4	-12.3	6.4	-10.5	-25.8	35.4	-9.5	6.2	18.6	22.4	24.8
FTSE EPRA Nareit Developed Office	-3.0	-10.7	-3.0	6.0	-29.9	-7.3	-11.2	-1.5	16.8	21.2	21.7
FTSE EPRA Nareit Developed Residential	2.1	-6.1	2.1	10.3	-15.6	31.5	-5.5	5.6	14.8	20.4	18.6
FTSE EPRA Nareit Developed Retail	1.8	-4.7	1.8	11.6	12.1	105.1	3.9	15.5	13.5	18.1	22.0
FTSE EPRA Nareit Developed Lodging/Resorts	-13.3	-12.6	-13.3	-19.5	-15.4	62.2	-5.4	10.2	18.3	24.8	29.0
FTSE EPRA Nareit Developed Industrial/Office	4.2	-16.2	4.2	-5.9	-25.1	14.0	-9.2	2.7	16.1	22.2	25.5

* 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)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
FTSE EPRA Nareit Developed Diversified	-5.8	2.4	17.8	-6.7	22.8	-12.9	8.5	-14.9	2.7	-5.9
FTSE EPRA Nareit Developed Healthcare	-7.1	5.8	1.9	5.7	22.3	-9.2	15.0	-22.9	11.7	21.0
FTSE EPRA Nareit Developed Self Storage	40.4	-9.1	5.4	2.5	16.0	11.5	77.5	-27.3	17.3	-2.3
FTSE EPRA Nareit Developed Industrial	-0.6	20.9	25.0	0.3	45.5	15.8	50.9	-31.9	16.2	-18.4
FTSE EPRA Nareit Developed Office	-0.7	8.0	10.2	-7.3	28.6	-15.2	14.6	-31.2	1.8	4.1
FTSE EPRA Nareit Developed Residential	12.8	5.5	16.5	2.5	26.3	0.0	33.1	-35.6	11.3	7.1
FTSE EPRA Nareit Developed Retail	2.5	1.0	3.0	-10.6	10.3	-24.2	33.3	-12.9	10.0	10.5
FTSE EPRA Nareit Developed Lodging/Resorts	-22.5	21.9	8.1	-11.4	16.5	-24.9	13.6	-11.6	20.0	-2.0
FTSE EPRA Nareit Developed Industrial/Office	0.0	27.1	10.8	-3.2	38.9	7.3	19.0	-31.8	16.1	-14.1

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	-0.1	-0.2	0.2	0.0	-16.6	-26.2	-32.3	-43.2
FTSE EPRA Nareit Developed Healthcare	2.4	0.2	0.7	0.2	-11.4	-35.5	-35.6	-55.2
FTSE EPRA Nareit Developed Self Storage	0.2	-0.3	0.5	0.4	-21.3	-41.1	-41.1	-41.1
FTSE EPRA Nareit Developed Industrial	-0.5	-0.5	0.3	0.5	-21.3	-37.3	-40.2	-40.2
FTSE EPRA Nareit Developed Office	0.3	-0.5	-0.1	0.0	-16.2	-46.4	-47.6	-50.2
FTSE EPRA Nareit Developed Residential	0.7	-0.3	0.3	0.3	-15.6	-37.7	-41.0	-41.0
FTSE EPRA Nareit Developed Retail	0.8	0.2	0.7	0.0	-10.1	-25.7	-28.3	-59.6
FTSE EPRA Nareit Developed Lodging/Resorts	-1.0	-0.1	0.4	-0.1	-19.8	-27.2	-35.0	-69.1
FTSE EPRA Nareit Developed Industrial/Office	-0.4	-0.4	0.1	0.2	-24.3	-40.4	-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	6	133,989	7.69
Diversified	92	329,414	18.91
HealthCare	25	209,637	12.03
Industrial	38	210,715	12.10
Industrial/Office Mixed	18	27,376	1.57
Lodging/Resorts	17	37,407	2.15
Office	42	87,179	5.00
Residential	44	254,206	14.59
Retail	60	274,380	15.75
Self Storage	10	98,480	5.65
Speciality	9	79,256	4.55
Totals	361	1,742,039	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Diversified	FTSE EPRA Nareit Developed Healthcare	FTSE EPRA Nareit Developed Self Storage
Number of constituents	92	25	10
Net MCap (USDm)	329,414	209,637	98,480
Dividend Yield %	3.96	3.63	4.28
Constituent Sizes (Net MCap USDm)			
Average	3,581	8,385	9,848
Largest	35,079	94,271	47,246
Smallest	207	246	389
Median	1,831	3,162	2,064
Weight of Largest Constituent (%)	10.65	44.97	47.97
Top 10 Holdings (% Index MCap)	48.23	89.05	100

Attributes	FTSE EPRA Nareit Developed Industrial	FTSE EPRA Nareit Developed Office	FTSE EPRA Nareit Developed Residential
Number of constituents	38	42	44
Net MCap (USDm)	210,715	87,179	254,206
Dividend Yield %	4.11	5.09	3.40
Constituent Sizes (Net MCap USDm)			
Average	5,545	2,076	5,777
Largest	103,143	10,530	30,387
Smallest	212	136	134
Median	1,774	1,051	1,428
Weight of Largest Constituent (%)	48.95	12.08	11.95
Top 10 Holdings (% Index MCap)	79.17	61.59	75.89

Attributes	FTSE EPRA Nareit Developed Retail	FTSE EPRA Nareit Developed Lodging/Resorts	FTSE EPRA Nareit Developed Industrial/Office
Number of constituents	60	17	18
Net MCap (USDm)	274,380	37,407	27,376
Dividend Yield %	5	5.22	5.29
Constituent Sizes (Net MCap USDm)			
Average	4,573	2,200	1,521
Largest	53,633	9,884	7,083
Smallest	198	301	201
Median	1,523	1,582	558
Weight of Largest Constituent (%)	19.55	26.42	25.87
Top 10 Holdings (% Index MCap)	66.73	86.71	88.99

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