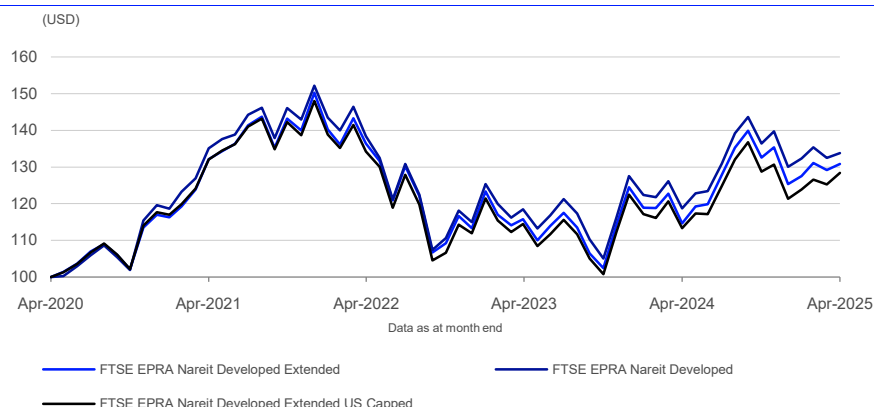


FTSE EPRA Nareit Developed Extended Index

Data as at: 30 April 2025

The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate stocks worldwide. Relevant real estate activities are defined as the ownership, trading and development of income-producing real estate. The FTSE EPRA Nareit Developed Extended Index represents the extension of real estate property sectors (e.g. Telecommunications and Timberland) and additional securities beyond what is currently eligible for the FTSE EPRA Nareit Developed Index based on membership in the FTSE Nareit All Equity REITs Index.

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 Extended | 2.6 | -1.3 | 4.4 | 14.1 | -4.1 | 30.8 | -1.4 | 5.5 | 14.3 | 18.3 | 18.0 |
| FTSE EPRA Nareit Developed | 1.1 | -1.9 | 2.9 | 12.7 | -3.4 | 33.8 | -1.1 | 6.0 | 14.2 | 17.9 | 18.0 |
| FTSE EPRA Nareit Developed Extended US Capped | 3.7 | -0.2 | 5.9 | 13.3 | -4.3 | 28.4 | -1.5 | 5.1 | 13.6 | 18.0 | 17.9 |

* 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 Extended | 0.3 | 5.7 | 13.4 | -4.9 | 25.8 | -5.5 | 28.5 | -24.6 | 9.9 | 0.6 |
| FTSE EPRA Nareit Developed | 0.1 | 5.0 | 11.4 | -4.7 | 23.1 | -8.2 | 27.2 | -24.4 | 10.9 | 2.0 |
| FTSE EPRA Nareit Developed Extended US Capped | 0.3 | 5.5 | 14.0 | -4.8 | 25.6 | -5.5 | 25.8 | -24.4 | 9.4 | -1.0 |

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 Extended | 0.9 | -0.1 | 0.3 | 0.2 | -16.6 | -26.4 | -33.2 | -41.3 |
| FTSE EPRA Nareit Developed | 0.9 | 0.0 | 0.3 | 0.2 | -16.9 | -25.3 | -32.0 | -43.0 |
| FTSE EPRA Nareit Developed Extended US Capped | 0.9 | -0.1 | 0.3 | 0.2 | -16.3 | -26.2 | -33.1 | -41.2 |

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 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 and total return methodologies, both real time and end-of-day.

Country/Market Breakdown

| Country/Market | FTSE EPRA Nareit Developed Extended | | | FTSE EPRA Nareit Developed | | | FTSE EPRA Nareit Developed Extended US Capped | | |
|----------------|-------------------------------------|------------------|---------------|----------------------------|------------------|---------------|---|------------------|---------------|
| | No. of Cons | Net MCap (USDm) | Wgt % | No. of Cons | Net MCap (USDm) | Wgt % | No. of Cons | Net MCap (USDm) | Wgt % |
| Australia | 28 | 107,680 | 5.38 | 28 | 107,680 | 6.13 | 28 | 150,468 | 7.45 |
| Austria | 1 | 921 | 0.05 | 1 | 921 | 0.05 | 1 | 1,287 | 0.06 |
| Belgium | 12 | 18,885 | 0.94 | 12 | 18,885 | 1.08 | 12 | 26,389 | 1.31 |
| Canada | 17 | 36,344 | 1.82 | 17 | 36,344 | 2.07 | 17 | 50,785 | 2.51 |
| Finland | 2 | 2,201 | 0.11 | 2 | 2,201 | 0.13 | 2 | 3,075 | 0.15 |
| France | 8 | 28,925 | 1.45 | 8 | 28,925 | 1.65 | 8 | 40,418 | 2.00 |
| Germany | 8 | 37,039 | 1.85 | 8 | 37,039 | 2.11 | 8 | 51,757 | 2.56 |
| Hong Kong | 13 | 44,541 | 2.23 | 13 | 44,541 | 2.54 | 13 | 62,240 | 3.08 |
| Ireland | 1 | 515 | 0.03 | 1 | 515 | 0.03 | 1 | 719 | 0.04 |
| Israel | 3 | 5,935 | 0.30 | 3 | 5,935 | 0.34 | 3 | 8,293 | 0.41 |
| Italy | 2 | 4,353 | 0.22 | 1 | 232 | 0.01 | 2 | 6,083 | 0.30 |
| Japan | 58 | 172,111 | 8.61 | 58 | 172,111 | 9.80 | 58 | 240,501 | 11.90 |
| Korea | 5 | 2,049 | 0.10 | 5 | 2,049 | 0.12 | 5 | 2,863 | 0.14 |
| Netherlands | 3 | 2,360 | 0.12 | 3 | 2,360 | 0.13 | 3 | 3,298 | 0.16 |
| New Zealand | 5 | 3,640 | 0.18 | 5 | 3,640 | 0.21 | 5 | 5,087 | 0.25 |
| Norway | 2 | 1,058 | 0.05 | 2 | 1,058 | 0.06 | 2 | 1,479 | 0.07 |
| Singapore | 25 | 52,391 | 2.62 | 25 | 52,391 | 2.98 | 25 | 73,210 | 3.62 |
| Spain | 3 | 30,228 | 1.51 | 2 | 6,399 | 0.36 | 3 | 42,239 | 2.09 |
| Sweden | 21 | 34,008 | 1.70 | 21 | 34,008 | 1.94 | 21 | 47,521 | 2.35 |
| Switzerland | 6 | 25,977 | 1.30 | 6 | 25,977 | 1.48 | 6 | 36,299 | 1.80 |
| UK | 37 | 68,975 | 3.45 | 37 | 68,975 | 3.93 | 37 | 96,383 | 4.77 |
| USA | 112 | 1,319,715 | 65.99 | 103 | 1,103,836 | 62.86 | 112 | 1,070,621 | 52.97 |
| Totals | 372 | 1,999,851 | 100.00 | 361 | 1,756,023 | 100.00 | 372 | 2,021,017 | 100.00 |

Index Characteristics

| Attributes | FTSE EPRA Nareit Developed Extended | FTSE EPRA Nareit Developed | FTSE EPRA Nareit Developed Extended US Capped |
|-----------------------------------|-------------------------------------|----------------------------|---|
| Number of constituents | 372 | 361 | 372 |
| Net MCap (USDm) | 1,999,851 | 1,756,023 | 2,021,017 |
| Dividend Yield % | 4.03 | 4.11 | 4.03 |
| Constituent Sizes (Net MCap USDm) | | | |
| Average | 5,376 | 4,864 | 5,433 |
| Largest | 105,073 | 94,295 | 85,241 |
| Smallest | 127 | 127 | 177 |
| Median | 1,781 | 1,722 | 2,161 |
| Weight of Largest Constituent (%) | 5.25 | 5.37 | 4.22 |
| Top 10 Holdings (% Index MCap) | 33.09 | 32.74 | 27.70 |

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.

INFORMATION

Index Universe

FTSE EPRA Nareit Developed Index and FTSE Nareit All Equity REITs Index

Index Launch

30 April 2021

Base Date

18 March 2011

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, GBP, EUR, JPY, AUD, CNY, HKD, CAD

Review Dates

Quarterly in March, June, September and December



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