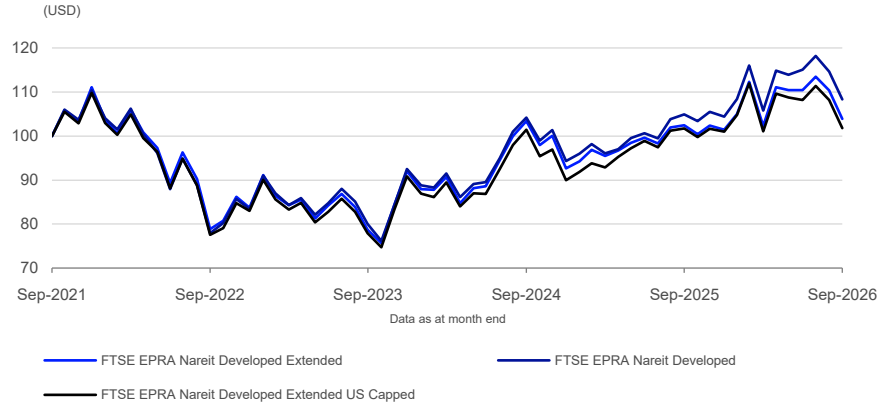
FTSE EPRA Nareit Developed Extended Index

Data as at: 30 September 2026

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	-5.9	1.5	2.4	1.4	32.0	3.9	9.7	0.8	11.1	14.1	18.1
FTSE EPRA Nareit Developed	-5.9	2.4	3.7	3.2	35.4	8.3	10.6	1.6	11.0	13.8	17.9
FTSE EPRA Nareit Developed Extended US Capped	-5.9	0.7	0.8	0.1	30.7	1.8	9.3	0.4	10.8	14.0	18.1

* 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 Extended	5.7	13.4	-4.9	25.8	-5.5	28.5	-24.6	9.9	0.6	9.5
FTSE EPRA Nareit Developed	5.0	11.4	-4.7	23.1	-8.2	27.2	-24.4	10.9	2.0	10.7
FTSE EPRA Nareit Developed Extended US Capped	5.5	14.0	-4.8	25.6	-5.5	25.8	-24.4	9.4	-1.0	12.3

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	0.1	0.8	0.0	0.2	-10.1	-16.6	-33.2	-41.3
FTSE EPRA Nareit Developed	0.3	0.8	0.1	0.2	-9.9	-16.9	-32.0	-43.0
FTSE EPRA Nareit Developed Extended US Capped	0.0	0.7	0.0	0.2	-10.7	-16.3	-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

	FTSE EPRA Nareit Developed Extended			FTSE EPRA Nareit Developed			FTSE EPRA Nareit Developed Extended US Capped		
Country/Market	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Australia	28	107,105	5.17	28	107,105	5.64	28	151,761	7.31
Austria	1	630	0.03	1	630	0.03	1	893	0.04
Belgium	11	17,611	0.85	11	17,611	0.93	11	24,954	1.20
Canada	16	37,251	1.80	16	37,251	1.96	16	52,782	2.54
Finland	1	1,399	0.07	1	1,399	0.07	1	1,982	0.10
France	9	31,910	1.54	9	31,910	1.68	9	45,215	2.18
Germany	8	23,609	1.14	8	23,609	1.24	8	33,452	1.61
Greece	1	630	0.03	1	630	0.03	1	892	0.04
Hong Kong	14	60,600	2.92	14	60,600	3.19	14	85,866	4.14
Ireland	1	771	0.04	1	771	0.04	1	1,092	0.05
Israel	5	9,721	0.47	5	9,721	0.51	5	13,773	0.66
Italy	2	1,941	0.09	1	231	0.01	2	2,751	0.13
Japan	57	157,889	7.62	57	157,889	8.31	57	223,719	10.78
Korea	4	2,068	0.10	4	2,068	0.11	4	2,930	0.14
Netherlands	3	2,260	0.11	3	2,260	0.12	3	3,202	0.15
New Zealand	6	3,993	0.19	6	3,993	0.21	6	5,658	0.27
Norway	2	859	0.04	2	859	0.05	2	1,218	0.06
Singapore	26	58,646	2.83	26	58,646	3.09	26	83,098	4.00
Spain	3	21,921	1.06	2	7,923	0.42	3	31,061	1.50
Sweden	25	26,298	1.27	25	26,298	1.38	25	37,263	1.80
Switzerland	9	28,206	1.36	9	28,206	1.48	9	39,966	1.93
UK	26	67,123	3.24	26	67,123	3.53	26	95,109	4.58
USA	98	1,410,159	68.04	91	1,253,082	65.96	98	1,136,535	54.77
Totals	**356**	**2,072,601**	**100.00**	**347**	**1,899,815**	**100.00**	**356**	**2,075,175**	**100.00**

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Extended	FTSE EPRA Nareit Developed	FTSE EPRA Nareit Developed Extended US Capped
Number of constituents	356	347	356
Net MCap (USDm)	2,072,601	1,899,815	2,075,175
Dividend Yield %	4.09	4.04	4.16
Constituent Sizes (Net MCap USDm)			
Average	5,822	5,475	5,829
Largest	165,802	165,802	133,630
Smallest	116	116	165
Median	1,766	1,709	2,260
Weight of Largest Constituent (%)	8	8.73	6.44
Top 10 Holdings (% Index MCap)	37.65	39.05	31.19

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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