

# FTSE EPRA Nareit Developed 55% US Capped Index

Data as at: 29 May 2026

The FTSE EPRA Nareit Developed Index is designed to track the performance of listed real estate companies and REITs worldwide. 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).

These new 55% US Capped indexes have been designed to offer FTSE EPRA Nareit clients exposure to various parts of the global real estate market, while capping the country weight of the United States at 55% at each of the quarterly reviews.

## 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 55% US Capped Index	-2.7	7.3	8.1	14.0	38.4	13.1	11.4	2.5	10.4	14.5	17.9
FTSE EPRA/NAREIT Developed Index	-1.8	8.0	9.1	14.4	38.7	14.1	11.5	2.7	10.6	14.5	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)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit Developed 55% US Capped Index	5	11.4	-4.7	23.1	-8.2	26.5	-24.3	10.5	0.7	13
FTSE EPRA/NAREIT Developed Index	5	11.4	-4.7	23.1	-8.2	27.2	-24.4	10.9	2	10.7

## FEATURES

### Coverage

The FTSE EPRA Nareit Developed Index incorporates 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 at end-of day.

### 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 Developed 55% US Capped Index	1.3	0.8	0.1	0.3	-10.4	-16.6	-32.1	-43.0
FTSE EPRA/NAREIT Developed Index	1.3	0.8	0.1	0.3	-9.9	-16.9	-32.0	-43.0

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	ICB Subsector	Net MCap (USDm)	Wgt %
Welltower Inc.	United States	Health Care REITs	100,080	6.15
Prologis	United States	Industrial REITs	94,333	5.80
Equinix Inc	United States	Other Specialty REITs	73,986	4.55
Simon Property Group	United States	Retail REITs	47,058	2.89
Digital Realty Trust	United States	Other Specialty REITs	46,338	2.85
Goodman Group	Australia	Industrial REITs	45,122	2.77
Realty Income	United States	Retail REITs	39,774	2.44
Public Storage	United States	Storage REITs	33,999	2.09
Ventas Inc	United States	Health Care REITs	28,018	1.72
Mitsubishi Estate	Japan	Real Estate Holding and Development	27,735	1.70
<b>Totals</b>			<b>536,444</b>	<b>32.98</b>

## ICB Subsector Breakdown

ICB Code	ICB Subsector	No. of Cons	Net MCap (USDm)	Wgt %
10101010	Computer Services	2	8,721	0.54
35101010	Real Estate Holding and Development	72	258,251	15.87
35101015	Real Estate Services	1	543	0.03
35102000	Diversified REITs	35	114,854	7.06
35102010	Health Care REITs	24	201,938	12.41
35102015	Hotel and Lodging REITs	16	56,965	3.50
35102020	Industrial REITs	31	229,494	14.11
35102025	Infrastructure REITs	1	789	0.05
35102030	Office REITs	52	86,814	5.34
35102040	Residential REITs	37	157,833	9.70
35102045	Retail REITs	58	265,636	16.33
35102050	Storage REITs	9	51,247	3.15
35102070	Other Specialty REITs	13	192,505	11.83
40201050	Storage Facilities	1	690	0.04
40501025	Hotels and Motels	1	509	0.03
<b>Totals</b>		<b>353</b>	<b>1,626,788</b>	<b>100.00</b>

## INFORMATION

## Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

## Index Launch

7/11/2022

## Base Date

9/19/2014

## Base Value

1000

## Investability Screen

Actual free float applied and liquidity screened

## Index Calculation

End-of-day

## End-of-Day Distribution

Via SFTP and email

## Currency

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

## Review Dates

Quarterly in March, June, September and December

### Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (USDm)	Wgt %
Australia	28	122,005	7.50
Austria	1	899	0.06
Belgium	12	19,982	1.23
Canada	17	42,239	2.60
Finland	2	1,400	0.09
France	9	36,155	2.22
Germany	8	30,548	1.88
Hong Kong	14	67,988	4.18
Ireland	1	660	0.04
Israel	3	11,535	0.71
Italy	1	288	0.02
Japan	58	166,526	10.24
Korea	5	2,075	0.13
Netherlands	3	2,611	0.16
New Zealand	6	4,407	0.27
Norway	2	1,064	0.07
Singapore	24	59,858	3.68
Spain	2	9,855	0.61
Sweden	25	33,006	2.03
Switzerland	8	32,012	1.97
UK	28	64,928	3.99
USA	96	916,746	56.35
<b>Totals</b>	<b>353</b>	<b>1,626,788</b>	<b>100.00</b>

### Index Characteristics

Attributes	FTSE EPRA Nareit Developed 55% US Capped	FTSE EPRA Nareit Developed
Number of constituents	353	353
Net MCap (USDm)	1,626,788	2,000,767
Dividend Yield %	3.85	3.80
Constituent Sizes (Net MCap USDm)		
Average	4,608	5,668
Largest	100,080	140,907
Smallest	83	83
Median	1,644	1,834
Weight of Largest Constituent (%)	6.15	7.04
Top 10 Holdings (% Index MCap)	32.98	36.75

### 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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