

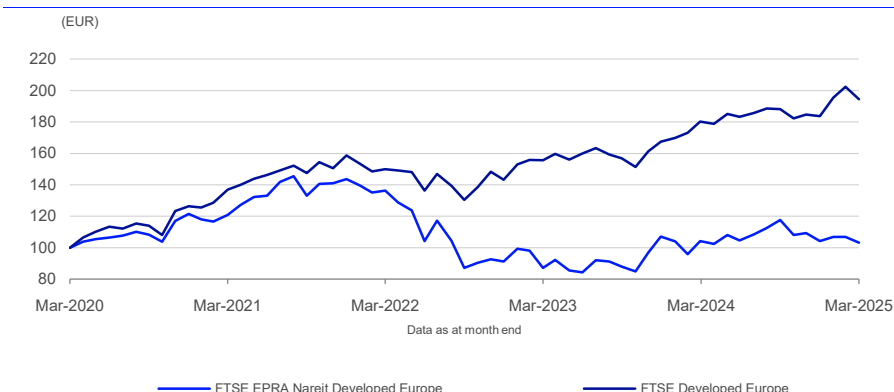
FTSE EPRA Nareit Developed Europe Index

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.

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

5-Year Performance - Total Return



Performance and Volatility - Total Return

| Index (EUR) | Return % | | | | | | Return pa %* | | Volatility %** | | |
|-----------------------------------|----------|-------|------|------|-------|------|--------------|------|----------------|------|------|
| | 3M | 6M | YTD | 12M | 3YR | 5YR | 3YR | 5YR | 1YR | 3YR | 5YR |
| FTSE EPRA Nareit Developed Europe | -1.0 | -12.4 | -1.0 | -1.0 | -24.4 | 3.1 | -8.9 | 0.6 | 16.9 | 21.9 | 22.3 |
| FTSE Developed Europe | 5.9 | 3.4 | 5.9 | 7.9 | 29.7 | 94.5 | 9.0 | 14.2 | 11.0 | 12.2 | 13.6 |

* 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 % (EUR) | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|-----------------------------------|------|------|------|-------|------|-------|------|-------|------|------|
| FTSE EPRA Nareit Developed Europe | 18.8 | -4.5 | 13.4 | -7.7 | 29.7 | -10.0 | 18.3 | -36.5 | 17.4 | -2.7 |
| FTSE Developed Europe | 9.3 | 3.1 | 11.1 | -10.1 | 26.9 | -2.2 | 25.5 | -9.7 | 16.9 | 9.8 |

Return/Risk Ratio and Drawdown - Total Return

| Index (EUR) | Return/Risk Ratio | | | | Drawdown (%) | | | |
|-----------------------------------|-------------------|------|-----|------|--------------|-------|-------|-------|
| | 1YR | 3YR | 5YR | 10YR | 1YR | 3YR | 5YR | 10YR |
| FTSE EPRA Nareit Developed Europe | -0.1 | -0.4 | 0.0 | 0.0 | -17.0 | -42.5 | -46.1 | -46.1 |
| FTSE Developed Europe | 0.7 | 0.8 | 1.0 | 0.5 | -7.0 | -15.5 | -20.0 | -35.4 |

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

Drawdown - based on daily data

FEATURES

Coverage

The EPRA Nareit Developed Europe Index is a subset of the FTSE EPRA Nareit Developed Index that 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

The index uses a transparent, rules-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, both real time and end-of-day. A Net Total Return index is also calculated.

Property Sector Classification

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

Top 10 Constituents

| Constituent | Country/Market | Property Sector | Net MCap (EURm) | Wgt % |
|---------------------------|----------------|-----------------|-----------------|-------|
| Vonovia SE | Germany | Residential | 17,540 | 9.23 |
| Segro | UK | Industrial | 11,147 | 5.87 |
| Swiss Prime Site | Switzerland | Diversified | 8,676 | 4.56 |
| Unibail Rodamco Westfield | France | Retail | 8,230 | 4.33 |
| PSP Swiss Property | Switzerland | Diversified | 6,519 | 3.43 |
| Klepierre | France | Retail | 6,358 | 3.35 |
| Land Securities Group | UK | Diversified | 4,892 | 2.57 |
| LEG Immobilien AG | Germany | Residential | 4,851 | 2.55 |
| Gecina | France | Office | 4,488 | 2.36 |
| British Land Co | UK | Diversified | 4,403 | 2.32 |
| Totals | | | 77,105 | 40.57 |

Property Sector Breakdown

| Property Sector | No. of Cons | Net MCap (EURm) | Wgt % |
|-------------------------|-------------|-----------------|--------|
| Diversified | 24 | 58,465 | 30.76 |
| HealthCare | 7 | 10,080 | 5.30 |
| Industrial | 11 | 25,491 | 13.41 |
| Industrial/Office Mixed | 9 | 12,525 | 6.59 |
| Lodging/Resorts | 2 | 1,966 | 1.03 |
| Office | 13 | 15,527 | 8.17 |
| Residential | 17 | 36,786 | 19.35 |
| Retail | 16 | 24,144 | 12.70 |
| Self Storage | 3 | 4,689 | 2.47 |
| Speciality | 2 | 390 | 0.21 |
| Totals | 104 | 190,062 | 100.00 |

Country/Market Breakdown

| Country/Market | No. of Cons | Net MCap (EURm) | Wgt % |
|----------------|-------------|-----------------|--------|
| Austria | 1 | 762 | 0.40 |
| Belgium | 12 | 15,519 | 8.17 |
| Finland | 2 | 1,627 | 0.86 |
| France | 8 | 25,376 | 13.35 |
| Germany | 8 | 28,393 | 14.94 |
| Ireland | 1 | 418 | 0.22 |
| Italy | 1 | 183 | 0.10 |
| Netherlands | 3 | 2,038 | 1.07 |
| Norway | 2 | 958 | 0.50 |
| Spain | 2 | 5,507 | 2.90 |
| Sweden | 21 | 28,780 | 15.14 |
| Switzerland | 6 | 21,311 | 11.21 |
| UK | 37 | 59,191 | 31.14 |
| Totals | 104 | 190,062 | 100.00 |

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

February 2005

Base Date

31 December 1999

Base Value

100

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

Real-time and end-of-day

End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY and AUD

Review Dates

Quarterly in March, June, September and December

History

Available from December 1989

Index Characteristics

| Attributes | FTSE EPRA Nareit Developed Europe | FTSE Developed Europe |
|-----------------------------------|-----------------------------------|-----------------------|
| Number of constituents | 104 | 508 |
| Net MCap (EURm) | 190,062 | 10,729,361 |
| Dividend Yield % | 4.22 | 3.12 |
| Constituent Sizes (Net MCap EURm) | | |
| Average | 1,828 | 21,121 |
| Largest | 17,540 | 267,964 |
| Smallest | 124 | 153 |
| Median | 989 | 7,853 |
| Weight of Largest Constituent (%) | 9.23 | 2.50 |
| Top 10 Holdings (% Index MCap) | 40.57 | 19.64 |

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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