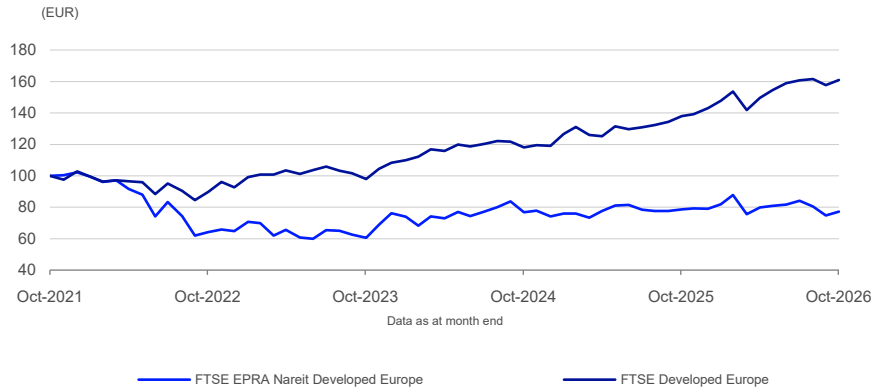
FTSE EPRA Nareit Developed Europe Index

Data as at: 30 October 2026

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	-8.3	-3.4	-2.5	-1.7	27.7	-22.8	8.5	-5.1	15.3	18.3	22.5
FTSE Developed Europe	0.0	7.5	12.4	16.7	64.3	60.9	18.0	10.0	12.3	13.6	12.5

* 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 % (EUR)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit Developed Europe	-4.5	13.4	-7.7	29.7	-10.0	18.3	-36.5	17.4	-2.7	6.8
FTSE Developed Europe	3.1	11.1	-10.1	26.9	-2.2	25.5	-9.7	16.9	9.8	20.3

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	-0.2	0.4	-0.2	0.1	-17.1	-21.0	-45.8	-46.1
FTSE Developed Europe	1.3	1.3	0.8	0.8	-9.4	-16.3	-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 %
Segro	UK	Industrial	14,741	7.71
Vonovia SE	Germany	Residential	11,803	6.17
Swiss Prime Site	Switzerland	Diversified	11,225	5.87
Unibail Rodamco Westfield	France	Retail	10,638	5.56
Klepierre	France	Retail	7,820	4.09
PSP Swiss Property	Switzerland	Diversified	7,536	3.94
Land Securities Group	UK	Diversified	6,601	3.45
Aedifica	Belgium	HealthCare	5,894	3.08
British Land Co	UK	Diversified	5,213	2.73
LondonMetric Property	UK	Diversified	5,098	2.67
Totals			**86,567**	**45.28**

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (EURm)	Wgt %
Diversified	26	63,897	33.42
HealthCare	5	10,258	5.37
Industrial	10	29,580	15.47
Industrial/Office Mixed	6	10,040	5.25
Lodging/Resorts	2	1,926	1.01
Office	13	13,606	7.12
Residential	17	27,638	14.46
Retail	16	28,889	15.11
Self Storage	3	4,276	2.24
Speciality	2	1,080	0.56
Totals	**100**	**191,190**	**100.00**

Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (EURm)	Wgt %
Austria	1	530	0.28
Belgium	11	15,832	8.28
Finland	1	1,215	0.64
France	9	28,141	14.72
Germany	8	20,162	10.55
Greece	1	517	0.27
Ireland	1	674	0.35
Italy	1	199	0.10
Netherlands	3	1,935	1.01
Norway	2	813	0.43
Spain	2	6,838	3.58
Sweden	25	24,402	12.76
Switzerland	9	26,945	14.09
UK	26	62,987	32.94
Totals	**100**	**191,190**	**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	100	490
Net MCap (EURm)	191,190	12,725,501
Dividend Yield %	4.89	2.85
Constituent Sizes (Net MCap EURm)		
Average	1,912	25,970
Largest	14,741	544,518
Smallest	108	264
Median	871	10,512
Weight of Largest Constituent (%)	7.71	4.28
Top 10 Holdings (% Index MCap)	45.28	21.43

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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