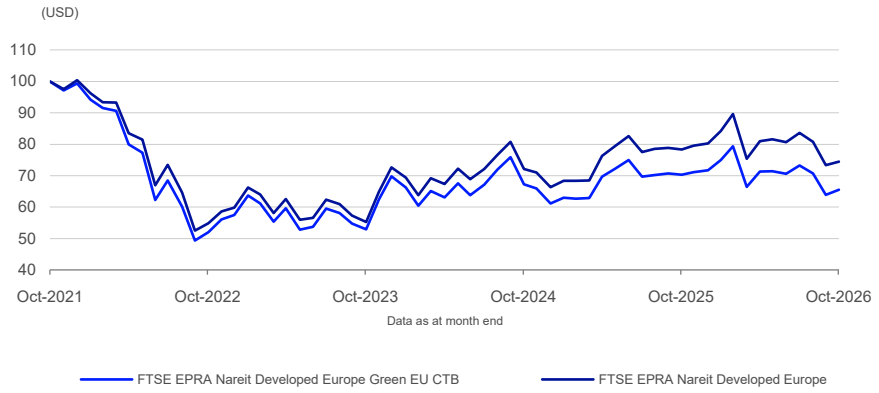
FTSE EPRA Nareit Developed Europe Green EU CTB Index

Data as at: 30 October 2026

The FTSE EPRA Nareit Developed Europe Green EU CTB Index supports investors wanting to integrate sustainable investment considerations into their listed real estate portfolio. The index is comprised of constituents of the FTSE EPRA Nareit Developed Europe Index and is designed to align EU Benchmark Regulation for Climate Transition Benchmarks (CTB). It applies conduct and product involvement-related exclusions and incorporates the following targets: 30% GHG emissions intensity reduction, 7% minimum average GHG emissions intensity reduction relative to previous year after inception, 30% Green certificate increase, 10% energy consumption reduction. Furthermore, industry banding constraints are applied to the index in order to reduce tracking error. The index uses GHG and green real estate data from Measurabl, as well as Transition Pathway Initiative (TPI) Management Quality scores.

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 Europe Green EU CTB	-10.6	-8.2	-8.7	-6.9	23.8	-34.5	7.4	-8.1	18.3	21.6	27.4
FTSE EPRA Nareit Developed Europe	-11.0	-8.1	-7.3	-5.0	34.8	-25.6	10.5	-5.7	17.9	21.2	26.5

* 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 % (USD)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit Developed Europe Green EU CTB	-7.8	27.8	-12.7	25.0	-1.7	7.0	-42.2	21.4	-12.5	17.4
FTSE EPRA Nareit Developed Europe	-7.3	29.1	-12.1	27.3	-1.9	10.0	-40.4	21.5	-8.8	21.2

FEATURES

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 index is calculated based on price and total return methodologies, available 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 Europe Green EU CTB	-0.4	0.3	-0.3	0.0	-22.6	-25.5	-56.0	-58.4
FTSE EPRA Nareit Developed Europe	-0.3	0.5	-0.2	0.1	-21.3	-24.1	-53.4	-55.6

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	FTSE EPRA Nareit Developed Europe Green EU CTB (Wgt %)	FTSE EPRA Nareit Developed Europe (Wgt %)	Diff %
Swiss Prime Site	Switzerland	Real Estate Holding and Development	9.97	5.87	4.10
Vonovia SE	Germany	Real Estate Holding and Development	8.82	6.17	2.65
Gecina	France	Office REITs	6.32	1.71	4.62
Big Yellow Group	UK	Storage REITs	5.19	1.09	4.10
Unibail Rodamco Westfield	France	Retail REITs	5.14	5.56	-0.43
Catena AB	Sweden	Real Estate Holding and Development	3.88	0.78	3.10
PSP Swiss Property	Switzerland	Real Estate Holding and Development	3.85	3.94	-0.09
Shaftesbury Capital	UK	Diversified REITs	3.85	1.36	2.49
Tritax Big Box REIT	UK	Other Specialty REITs	3.78	2.40	1.38
Segro	UK	Industrial REITs	3.01	7.71	-4.70
Totals			**53.81**	**36.59**	

ICB Subsector Breakdown

		FTSE EPRA Nareit Developed Europe Green EU CTB		FTSE EPRA Nareit Developed Europe		
ICB Code	ICB Subsector	No. of Cons	Wgt %	No. of Cons	Wgt %	Diff %
35101010	Real Estate Holding and Development	43	43.96	46	39.16	4.80
35101015	Real Estate Services	1	0.22	1	0.22	0.00
35102000	Diversified REITs	6	7.76	10	14.68	-6.92
35102010	Health Care REITs	4	1.56	4	5.23	-3.68
35102020	Industrial REITs	3	6.65	3	10.53	-3.88
35102030	Office REITs	9	15.26	10	7.18	8.08
35102040	Residential REITs	6	4.71	7	3.78	0.92
35102045	Retail REITs	10	7.60	14	14.40	-6.80
35102050	Storage REITs	3	8.38	3	2.24	6.14
35102070	Other Specialty REITs	1	3.78	1	2.40	1.38
40501025	Hotels and Motels	1	0.13	1	0.18	-0.05
Totals		**87**	**100.00**	**100**	**100.00**	

INFORMATION

Index Universe

FTSE EPRA Nareit Developed Europe Index

Index Launch

20 May 2024

Base Date

18 December 2015

Base Value

1000

Investability Screen

Stocks are selected and weighted to ensure that the index is investable.

Index Calculation

End-of-day

End-of-Day Distribution

Via SFTP and email

Currency

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

Review Dates

Annually in September

Country/Market Breakdown

	FTSE EPRA Nareit Developed Europe Green EU CTB		FTSE EPRA Nareit Developed Europe		
Country/Market	No. of Cons	Wgt %	No. of Cons	Wgt %	Diff %
Austria	1	0.08	1	0.28	-0.20
Belgium	9	6.62	11	8.28	-1.66
Finland	1	0.36	1	0.64	-0.28
France	9	17.32	9	14.72	2.60
Germany	7	10.83	8	10.55	0.29
Greece	1	0.11	1	0.27	-0.16
Ireland	1	0.10	1	0.35	-0.26
Italy	-	-	1	0.10	-0.10
Netherlands	3	0.21	3	1.01	-0.80
Norway	2	0.65	2	0.43	0.23
Spain	2	3.03	2	3.58	-0.55
Sweden	24	14.25	25	12.76	1.49
Switzerland	8	17.57	9	14.09	3.47
UK	19	28.87	26	32.94	-4.08
Totals	**87**	**100.00**	**100**	**100.00**	

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Europe Green EU CTB	FTSE EPRA Nareit Developed Europe
Number of constituents	87	100
Dividend Yield %	4.78	4.89
Constituent (Wgt %)		
Average	1.15	1.00
Largest	9.97	7.71
Median	0.36	0.46
Top 10 Holdings (Wgt %)	53.81	45.27

About EPRA Nareit

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