

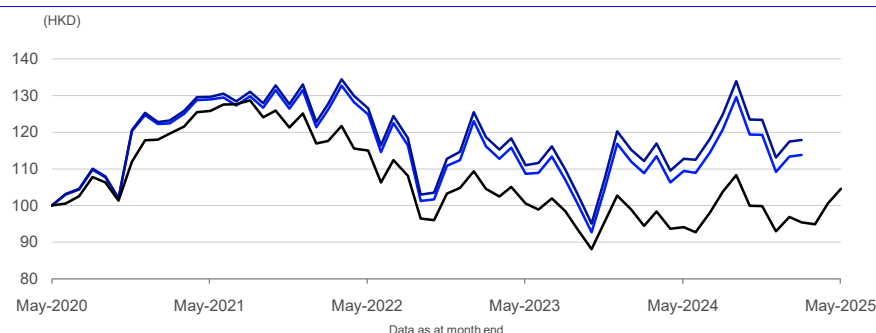
FTSE EPRA Nareit Developed Asia Pacific Select REITs Net Tax Index

Data as at: 30 May 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 covers Global, Developed and Emerging markets.

FTSE EPRA Nareit Developed Asia Pacific Select REITs Net Tax Index is designed to track the performance of REITs in Australia, Singapore and Hong Kong. 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



— FTSE EPRA Nareit Developed Asia Pacific Select REITs Net Tax — FTSE EPRA Nareit Developed Asia Pacific Select REITs
— FTSE EPRA Nareit Asia Pacific REITs Index Net TRI

Performance and Volatility - Total Return

Index (HKD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Developed Asia Pacific Select REITs Net Tax	-	-	-	-	-	-	-	-	-	-	-
FTSE EPRA Nareit Developed Asia Pacific Select REITs	-	-	-	-	-	-	-	-	-	-	-
FTSE EPRA Nareit Asia Pacific REITs Index Net TRI	9.6	4.7	12.5	11.1	-9.1	4.6	-3.1	0.9	14.3	16.0	15.8

* 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 % (HKD)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
FTSE EPRA Nareit Developed Asia Pacific Select REITs Net Tax	-2.2	11.5	22.3	-2.0	16.6	-6.6	5.4	-14.5	3.9	-6.6
FTSE EPRA Nareit Developed Asia Pacific Select REITs	-1.4	12.6	23.4	-1.1	17.5	-6.0	6.2	-13.8	4.8	-5.9
FTSE EPRA Nareit Asia Pacific REITs Index Net TRI	-3.8	12.2	11.3	3.3	20.3	-8.7	6.2	-16.2	-2.0	-9.5

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, gross total return and net total return methodologies, both real time and end-of-day. Capped versions of some indexes are also available.

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 (HKD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Developed Asia Pacific Select REITs Net Tax		-	-	-	-	-	-	-
FTSE EPRA Nareit Developed Asia Pacific Select REITs		-	-	-	-	-	-	-
FTSE EPRA Nareit Asia Pacific REITs Index Net TRI	0.8	-0.2	0.1	0.1	-17.1	-23.9	-32.6	-45.6

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	Property Sector	Net MCap (HKDm)	Wgt %
Goodman Group	Australia	Diversified	328,939	26.19
Link Real Estate Investment Trust	Hong Kong	Diversified	107,480	8.56
Scentre Group	Australia	Retail	96,123	7.65
CapitaLand Integrated Commercial Trust	Singapore	Diversified	70,149	5.58
Stockland	Australia	Diversified	65,716	5.23
CapitaLand Ascendas REIT	Singapore	Industrial/Office Mixed	57,459	4.57
Vicinity Centers	Australia	Retail	46,764	3.72
GPT Group	Australia	Diversified	46,401	3.69
Mirvac Group	Australia	Diversified	45,947	3.66
Charter Hall Group	Australia	Diversified	43,201	3.44
Totals			908,180	72.30

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (HKDm)	Wgt %
Data Centers	2	25,289	2.01
Diversified	14	831,483	66.20
HealthCare	2	12,804	1.02
Industrial	3	39,921	3.18
Industrial/Office Mixed	4	79,741	6.35
Lodging/Resorts	1	4,076	0.32
Office	1	12,292	0.98
Retail	9	218,083	17.36
Self Storage	2	19,884	1.58
Speciality	2	12,498	1.00
Totals	40	1,256,071	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Asia Pacific Select REITs Net Tax	FTSE EPRA Nareit Asia Pacific REITs Index Net TRI
Number of constituents	40	120
Net MCap (HKDm)	1,256,071	2,135,049
Dividend Yield %	-	3.88
Constituent Sizes (Net MCap HKDm)		
Average	31,402	17,792
Largest	328,939	328,939
Smallest	2,004	1,591
Median	13,684	9,039
Weight of Largest Constituent (%)	26.19	15.41
Top 10 Holdings (% Index MCap)	72.30	43.07

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

5 September 2022

Base Date

30 December 2011

Base Value

1000

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

Real-time and end-of-day

End-of-Day Distribution. Some indexes also available real-time (please see Index Methodology for details)

Via SFTP and email

Currency

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

Review Dates

Quarterly in March, June, September and December

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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