

FTSE EPRA Nareit Developed Green Low Carbon Target Index

Data as at: 29 November 2024

The FTSE EPRA Nareit Green Low Carbon Target 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 Index. The base universe is screened against Non-Renewable Energy, Tobacco, Weapons and Controversies. Remaining constituent weights are then adjusted (tilted) based on three sustainable investment considerations – green building certification, energy usage and carbon emissions.

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 Green Low Carbon Target | 0.0 | 13.4 | 8.7 | 19.3 | -4.3 | 3.2 | -1.5 | 0.6 | 13.6 | 17.9 | 21.4 |
| FTSE EPRA Nareit Developed | 0.4 | 13.8 | 9.6 | 20.2 | -2.3 | 7.9 | -0.8 | 1.5 | 13.3 | 17.8 | 21.7 |

* 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) | 2019 | 2020 | 2021 | 2022 | 2023 |
|--|------|------|------|-------|------|
| FTSE EPRA Nareit Developed Green Low Carbon Target | 22.3 | -8.6 | 24.0 | -25.2 | 11.0 |
| FTSE EPRA Nareit Developed | 23.1 | -8.2 | 27.2 | -24.4 | 10.9 |

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 Green Low Carbon Target | 1.4 | -0.1 | 0.0 | - | -10.0 | -32.9 | -42.1 | - |
| FTSE EPRA Nareit Developed | 1.5 | 0.0 | 0.1 | 0.2 | -9.5 | -32.0 | -43.0 | -43.0 |

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

Drawdown - based on daily data

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 index is calculated based on price and total return methodologies with end-of-day pricing.

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 | ICB Subsector | Net MCap (USDm) | Wgt % |
|-----------------------|----------------|-----------------------|-----------------|-------|
| Prologis | USA | Industrial REITs | 102,532 | 5.58 |
| Welltower Inc. | USA | Health Care REITs | 82,999 | 4.52 |
| Equinix Inc | USA | Other Specialty REITs | 79,826 | 4.35 |
| Public Storage | USA | Storage REITs | 74,599 | 4.06 |
| Realty Income | USA | Retail REITs | 70,720 | 3.85 |
| Simon Property Group | USA | Retail REITs | 55,984 | 3.05 |
| Digital Realty Trust | USA | Other Specialty REITs | 54,720 | 2.98 |
| Extra Space Storage | USA | Other Specialty REITs | 46,223 | 2.52 |
| Avalonbay Communities | USA | Residential REITs | 42,756 | 2.33 |
| VICI Properties | USA | Hotel & Lodging REITs | 39,743 | 2.16 |
| Totals | | | 650,103 | 35.40 |

ICB Subsector Breakdown

| ICB Code | ICB Subsector | No. of Cons | Net MCap (USDm) | Wgt % |
|----------|-------------------------------------|-------------|-----------------|--------|
| 35101010 | Real Estate Holding and Development | 65 | 219,840 | 11.97 |
| 35101015 | Real Estate Services | 1 | 2,014 | 0.11 |
| 35102000 | Diversified REITs | 36 | 105,566 | 5.75 |
| 35102010 | Health Care REITs | 22 | 174,594 | 9.51 |
| 35102015 | Hotel & Lodging REITs | 19 | 94,751 | 5.16 |
| 35102020 | Industrial REITs | 33 | 189,517 | 10.32 |
| 35102030 | Office REITs | 55 | 146,909 | 8.00 |
| 35102040 | Residential REITs | 40 | 268,104 | 14.60 |
| 35102045 | Retail REITs | 61 | 294,085 | 16.01 |
| 35102050 | Storage REITs | 8 | 104,132 | 5.67 |
| 35102070 | Other Specialty REITs | 14 | 236,351 | 12.87 |
| 40201050 | Storage Facilities | 1 | 834 | 0.05 |
| Totals | | 355 | 1,836,696 | 100.00 |

Country/Market Breakdown

| Country/Market | No. of Cons | Net MCap (USDm) | Wgt % |
|----------------|-------------|-----------------|--------|
| Australia | 27 | 67,908 | 3.70 |
| Austria | 1 | 1,224 | 0.07 |
| Belgium | 11 | 14,758 | 0.80 |
| Canada | 17 | 31,836 | 1.73 |
| Finland | 2 | 3,245 | 0.18 |
| France | 8 | 39,620 | 2.16 |
| Germany | 8 | 41,060 | 2.24 |
| Hong Kong | 12 | 38,406 | 2.09 |
| Ireland | 1 | 513 | 0.03 |
| Israel | 3 | 7,744 | 0.42 |
| Italy | 1 | 107 | 0.01 |
| Japan | 58 | 127,941 | 6.97 |
| Korea | 5 | 2,281 | 0.12 |
| Netherlands | 4 | 4,166 | 0.23 |
| New Zealand | 5 | 4,070 | 0.22 |
| Norway | 1 | 1,261 | 0.07 |
| Singapore | 25 | 43,670 | 2.38 |
| Spain | 3 | 10,060 | 0.55 |
| Sweden | 18 | 46,139 | 2.51 |
| Switzerland | 6 | 25,390 | 1.38 |
| UK | 37 | 85,427 | 4.65 |
| USA | 102 | 1,239,870 | 67.51 |
| Totals | 355 | 1,836,696 | 100.00 |

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

22 September 2022

Base Date

21 Septemebr 2015

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

Review Dates

Annually in September

Index Characteristics

| Attributes | FTSE EPRA Nareit Developed Green Low Carbon Target | FTSE EPRA Nareit Developed |
|-----------------------------------|---|----------------------------|
| Number of constituents | 355 | 363 |
| Net MCap (USDm) | 1,836,696 | 1,848,309 |
| Dividend Yield % | 3.82 | 3.78 |
| Constituent Sizes (Net MCap USDm) | | |
| Average | 5,174 | 5,092 |
| Largest | 102,532 | 107,747 |
| Smallest | 97 | 141 |
| Median | 1,539 | 1,641 |
| Weight of Largest Constituent (%) | 5.58 | 5.83 |
| Top 10 Holdings (% Index MCap) | 35.40 | 34.04 |

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.

Partner Information

FTSE partners with GeoPhy who provide the sustainability metrics for the REIT universe.



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