FTSE Nareit Equity REITs Index

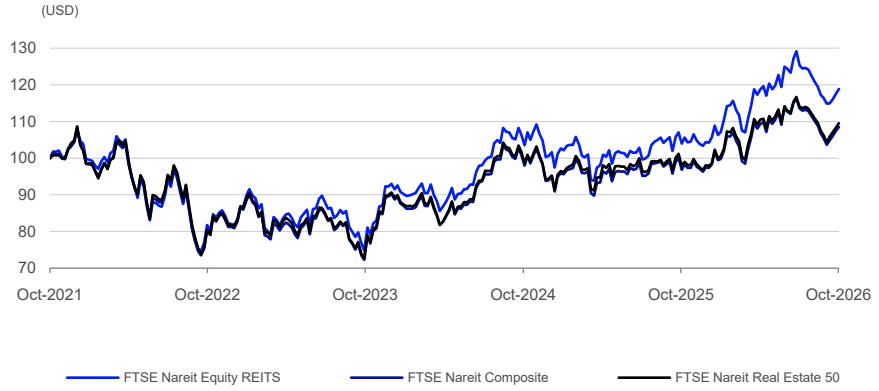
Data as at: 30 October 2026

The FTSE Nareit Equity REITs Index contains all Equity REITs not designated as Timberland REITs or Telecommunications REITs. Prior to December 2010, the index included Timberland REITs and Telecommunications REITs.

About REITs

A REIT is a company that owns, and in most cases, operates income-producing real estate such as apartments, shopping centers, offices, hotels and warehouses. Some REITs also engage in financing real estate. The shares of many REITs are freely traded, usually on a major stock exchange. To qualify as a REIT, a company must distribute at least 90% of its taxable income to its shareholders annually. A company that qualifies as a REIT is permitted to deduct dividends paid to its shareholders from its corporate taxable income. As a result, most REITs remit at least 100% of their taxable income to their shareholders and therefore owe no corporate tax. Taxes are paid by shareholders on the dividends received and any capital gains. Most states honor this federal treatment and also do not require REITs to pay state income tax. Like other businesses, but unlike partnerships, a REIT cannot pass any tax losses through to its investors.

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 Nareit Equity REITS	-5.1	0.0	14.3	14.3	55.3	18.9	15.8	3.5	13.5	14.3	18.5
FTSE Nareit Composite	-4.4	-0.9	11.7	12.1	46.6	8.5	13.6	1.6	13.5	14.4	18.9
FTSE Nareit Real Estate 50	-3.9	-1.1	12.1	11.9	47.0	9.5	13.7	1.8	13.7	14.5	18.9

* 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 Nareit Equity REITS	8.5	5.2	-4.6	26.0	-8.0	43.2	-24.4	13.7	8.7	2.9
FTSE Nareit Composite	9.4	9.3	-3.9	28.2	-6.0	40.0	-25.0	11.5	4.7	2.8
FTSE Nareit Real Estate 50	5.5	9.2	-2.1	29.2	-2.8	42.3	-25.0	11.3	4.5	3.1

FEATURES

Coverage

Publicly listed US REITs.

Objective

The indexes are designed for the creation of structured products, index tracking funds, or as a performance benchmark.

Investability

Stocks are free-float weighted to ensure that only the investable opportunity set is included within the indexes.

Liquidity

Stocks are screened to ensure that the indexes are tradable.

Transparency

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.

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE Nareit Equity REITS	1.1	1.0	0.2	0.4	-12.2	-18.8	-30.9	-44.4
FTSE Nareit Composite	0.9	0.9	0.1	0.3	-11.6	-17.4	-33.2	-43.2
FTSE Nareit Real Estate 50	0.9	0.9	0.1	0.4	-11.3	-17.0	-33.3	-40.9

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

Top 5 Constituents

Constituent	Property Subsector	Net MCap (USDm)	Wgt %
Welltower Inc.	Health Care	168,942	12.76
Prologis	Industrial	120,902	9.13
Equinix Inc	Data Centers	99,607	7.52
Simon Property Group	Regional Malls	69,424	5.24
Digital Realty Trust	Data Centers	66,826	5.05
Totals		**525,701**	**39.71**

Subsector Breakdown

Property Subsector	No. of Cons	Net MCap (USDm)	Wgt %
Apartments	9	103,544	7.82
Data Centers	3	200,799	15.17
Diversified	10	23,359	1.76
Free Standing	10	81,720	6.17
Gaming REITs	2	37,351	2.82
Health Care	18	288,014	21.76
Industrial	12	173,319	13.09
Lodging/Resorts	12	45,399	3.43
Manufactured Homes	3	26,199	1.98
Office	14	41,284	3.12
Regional Malls	3	77,269	5.84
Self Storage	4	97,723	7.38
Shopping Centers	14	73,826	5.58
Single Family Homes	2	26,150	1.98
Specialty	7	27,913	2.11
Totals	**123**	**1,323,868**	**100.00**

Index Characteristics

Attributes	FTSE Nareit Equity REITS
Number of constituents	123
Net MCap (USDm)	1,323,868
Dividend Yield %	3.74
Constituent Sizes (Net MCap USDm)	
Average	10,763
Largest	168,942
Smallest	75
Median	3,440
Weight of Largest Constituent (%)	12.76
Top 10 Holdings (% Index MCap)	57.23

About NAREIT

Nareit is the trade association for REITs and publicly traded real estate companies with an interest in the US property and investment markets. See www.reit.com for more information. FTSE and Nareit partnered in March 2006 to create the FTSE Nareit US Real Estate Index Series.

INFORMATION

Index Universe

Nareit Domestic Real Estate Index Series

Index Launch

20 December 2010

Base Date

31 December 1971

Base Value

100

Investability Screen

Actual free float applied and liquidity screened. (Free float adjusted since March 2006.)

Index Calculation

Real-time and end-of-day indexes available

End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY and Local

Review Dates

Quarterly in March, June, September and December

History

Nareit: From December 1971 to March 2006
FTSE: From March 2006 onward



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