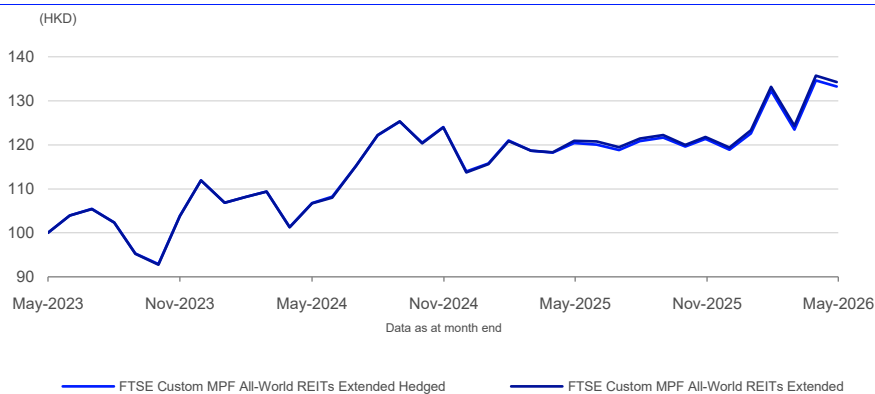


# FTSE Custom MPF All-World REITs Extended Hedged Index

Data as at: 29 May 2026

The FTSE Custom MPF All-World REITs Extended Hedged Index is designed to reflect the performance of REITs in selected countries that are compliant with Mandatory Provident Fund (MPF) regulations. The index is based on FTSE All-World Index and is hedged back into Hong Kong dollars for use by market participants in Hong Kong. The total return version of the index is calculated net of withholding tax rates applicable to MPF funds.

## 3-Year Performance - Total Return



## Performance and Volatility - Total Return

Index (HKD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE Custom MPF All-World REITs Extended Hedged	0.7	9.8	12.0	10.6	33.2	16.3	10.0	3.1	12.1	15.0	18.5
FTSE Custom MPF All-World REITs Extended	0.8	10.2	12.5	11.0	34.3	17.1	10.3	3.2	12.2	15.1	18.7

\* 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 % (HKD)	2021	2022	2023	2024	2025
FTSE Custom MPF All-World REITs Extended Hedged	39.9	-25.0	9.0	1.9	4.3
FTSE Custom MPF All-World REITs Extended	39.9	-25.2	9.2	1.6	5.0

## Return/Risk Ratio and Drawdown - Total Return

Index (HKD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE Custom MPF All-World REITs Extended Hedged	0.9	0.7	0.2	-	-8.4	-16.5	-34.0	-
FTSE Custom MPF All-World REITs Extended	0.9	0.7	0.2	-	-8.3	-16.7	-34.1	-

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

Drawdown - based on daily data

## FEATURES

### Objective

The index has been designed for the creation of index tracker funds and ETFs, and as a tool to enable performance comparisons with the many MPF funds currently available in Hong Kong.

### Investability

Stocks in the underlying universe are screened for liquidity and are free float adjusted to ensure the index is tradable.

### Tax adjusted

The total return indexes are calculated using the actual withholding tax rates applicable to MPF funds. The tax rates are available from FTSE Russell.

### Capping

The index is subject to 9% security-level capping and 9% aggregate capping on selected countries, both cappings are applied to index on monthly basis.

### Eligible Securities

The indexes only include eligible securities listed on stock exchanges approved by the MPFA.

### Currency Hedging

The MPF regulations stipulate that at least 30 per cent of a fund's exposure must be to Hong Kong dollar risk assets. The FTSE Custom MPF All-World REITs Extended Hedged Index will hedge non-Hong Kong dollar currency exposure in the indexes in excess of 65 per cent to ensure they stay well within the regulations. An unhedged index is also available.

**Top 10 Constituents**

Constituent	Country/Market	ICB Industry	Net MCap (HKDm)	Wgt %
Equinix Inc	USA	Real Estate	857,282	9.03
Prologis	USA	Real Estate	856,822	9.02
Welltower Inc.	USA	Real Estate	823,238	8.67
American Tower Corp	USA	Real Estate	753,964	7.94
Simon Property Group	USA	Real Estate	572,362	6.03
Digital Realty Trust	USA	Real Estate	563,597	5.94
Realty Income	USA	Real Estate	483,766	5.10
Public Storage	USA	Real Estate	413,521	4.36
Crown Castle Inc	USA	Real Estate	342,256	3.60
Ventas Inc	USA	Real Estate	340,776	3.59
<b>Totals</b>			<b>6,007,583</b>	<b>63.28</b>

**Country/Market Breakdown**

Country/Market	No. of Cons	Net MCap (HKDm)	Wgt %
France	3	110,998	1.17
Hong Kong	2	119,655	1.26
Japan	26	470,986	4.96
Singapore	9	255,122	2.69
UK	3	214,213	2.26
USA	22	8,322,999	87.67
<b>Totals</b>	<b>65</b>	<b>9,493,973</b>	<b>100.00</b>

**ICB Subsector Breakdown**

ICB Code	ICB Subsector	No. of Cons	Net MCap (HKDm)	Wgt %
35102000	Diversified REITs	10	462,518	4.87
35102010	Health Care REITs	2	1,164,014	12.26
35102015	Hotel & Lodging REITs	3	301,409	3.17
35102020	Industrial REITs	11	1,126,818	11.87
35102025	Infrastructure REITs	3	1,281,714	13.50
35102030	Office REITs	10	205,397	2.16
35102040	Residential REITs	11	1,073,938	11.31
35102045	Retail REITs	8	1,416,976	14.93
35102050	Storage REITs	1	413,521	4.36
35102070	Other Specialty REITs	6	2,047,670	21.57
<b>Totals</b>		<b>65</b>	<b>9,493,973</b>	<b>100.00</b>

**Index Characteristics**

Attributes	FTSE Custom MPF All-World REITs Extended Hedged
Number of constituents	65
Net MCap (HKDm)	9,493,973
Constituent Sizes (Net MCap HKDm)	
Average	146,061
Largest	857,282
Smallest	4,757
Median	29,776
Weight of Largest Constituent (%)	9.03
Top 10 Holdings (% Index MCap)	63.28

**INFORMATION****Index Universe**

FTSE All-World Index

**Index Launch**

20 December 2024

**Base Date**

18 September 2020

**Base Value**

1000

**Index Calculation**

End-of-Day indexes available

**End-of-Day Distribution**

The Index is available via SFTP and email

**Currency**

HKD

**Review Dates**

Semi-annually in March and September

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