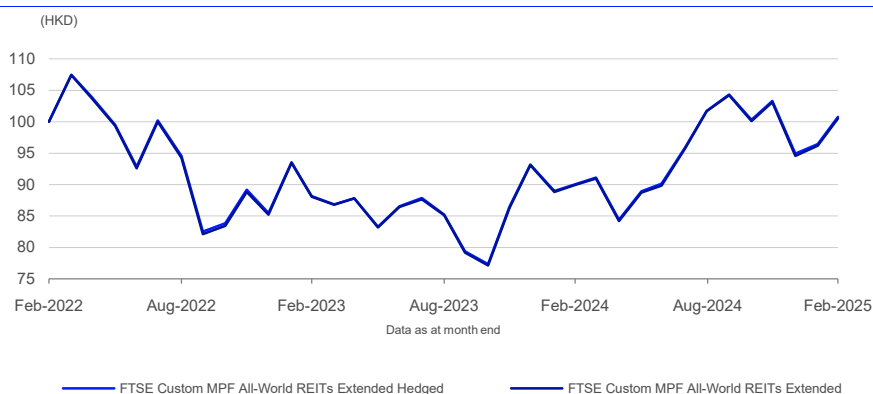


FTSE Custom MPF All-World REITs Extended Hedged Index

Data as at: 28 February 2025

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	-2.4	-0.9	6.1	11.9	0.8	-	0.3	-	14.5	19.1	-
FTSE Custom MPF All-World REITs Extended	-2.5	-1.1	6.3	11.8	0.5	-	0.2	-	14.7	19.2	-

* 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)	2020	2021	2022	2023	2024
FTSE Custom MPF All-World REITs Extended Hedged	-	39.9	-25.0	9.0	1.9
FTSE Custom MPF All-World REITs Extended	-	39.9	-25.2	9.2	1.6

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	0.0	-	-	-13.3	-32.7	-	-
FTSE Custom MPF All-World REITs Extended	0.8	0.0	-	-	-13.6	-32.8	-	-

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 %
Prologis	USA	Real Estate	828,826	8.99
American Tower Corp	USA	Real Estate	759,439	8.24
Welltower Inc.	USA	Real Estate	748,401	8.12
Equinix Inc	USA	Real Estate	689,779	7.48
Simon Property Group	USA	Real Estate	476,154	5.16
Digital Realty Trust	USA	Real Estate	409,678	4.44
Realty Income	USA	Real Estate	393,124	4.26
Public Storage	USA	Real Estate	379,759	4.12
Crown Castle Inc	USA	Real Estate	323,545	3.51
VICI Properties	USA	Real Estate	267,869	2.90
Totals			5,276,573	57.22

Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (HKDm)	Wgt %
France	3	102,038	1.11
Hong Kong	2	95,072	1.03
Japan	26	500,695	5.43
Singapore	9	214,400	2.32
UK	3	172,667	1.87
USA	28	8,137,104	88.24
Totals	71	9,221,977	100.00

ICB Subsector Breakdown

ICB Code	ICB Subsector	No. of Cons	Net MCap (HKDm)	Wgt %
35102000	Diversified REITs	8	310,966	3.37
35102010	Health Care REITs	4	1,230,486	13.34
35102015	Hotel & Lodging REITs	3	307,515	3.33
35102020	Industrial REITs	11	1,086,906	11.79
35102025	Infrastructure REITs	3	1,267,896	13.75
35102030	Office REITs	12	321,229	3.48
35102040	Residential REITs	13	1,383,764	15.01
35102045	Retail REITs	10	1,339,417	14.52
35102050	Storage REITs	1	379,759	4.12
35102070	Other Specialty REITs	6	1,594,038	17.29
Totals		71	9,221,977	100.00

Index Characteristics

Attributes	FTSE Custom MPF All-World REITs Extended Hedged
Number of constituents	71
Net MCap (HKDm)	9,221,977
Constituent Sizes (Net MCap HKDm)	
Average	129,887
Largest	828,826
Smallest	3,415
Median	35,866
Weight of Largest Constituent (%)	8.99
Top 10 Holdings (% Index MCap)	57.22

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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