

FTSE EPRA Nareit Developed ex Aus Rental Hedged to AUD Net Tax (Super) Index

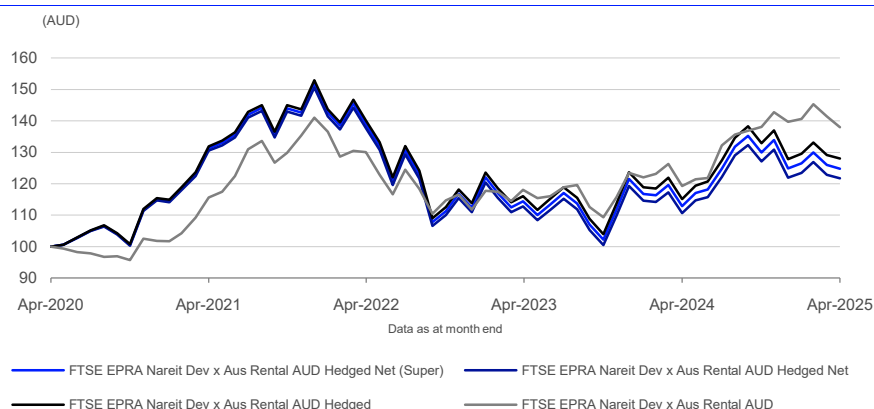
Data as at: 30 April 2025

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 now covers Global, Developed and Emerging indices.

The FTSE EPRA Nareit Developed ex Australia Rental Hedged to AUD Net Tax (Super) Index is a subset of the FTSE EPRA Nareit Developed Index. A company is included in the Rental index if its rental revenue from investment properties is greater than or equal to 70% of total revenue.

FTSE Russell calculates the Super Rate Index based on dividends received following deduction of withholding tax at the rates applicable to an Australian superannuation fund that benefits from double-taxation treaties.

5-Year Performance - Total Return



Performance and Volatility - Total Return

Index (AUD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Dev x Aus Rental AUD Hedged Net (Super)	-1.3	-4.0	0.0	10.5	-10.2	24.8	-3.5	4.5	14.7	17.6	17.2
FTSE EPRA Nareit Dev x Aus Rental AUD Hedged Net	-1.5	-4.2	-0.2	10.0	-11.6	21.7	-4.0	4.0	14.7	17.6	17.2
FTSE EPRA Nareit Dev x Aus Rental AUD Hedged	-1.2	-3.7	0.1	11.2	-8.7	28.0	-3.0	5.1	14.7	17.6	17.2
FTSE EPRA Nareit Dev x Aus Rental AUD	-1.9	-0.1	-1.3	15.6	6.0	37.9	2.0	6.6	15.0	14.2	13.0

* 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

FEATURES

Diversified Investment Opportunities

The indexes provide 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, on an end-of-day basis. A net of tax index is available for certain indexes within the series.

Property Sector Classification

Constituents are classified into distinct Property Sectors based on gross invested book assets, as disclosed in the latest published financial statement.

Year-on-Year Performance - Total Return

Index % (AUD)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
FTSE EPRA Nareit Dev x Aus Rental AUD Hedged Net (Super)	6.4	7.2	6.9	-3.8	23.2	-12.9	32.0	-26.0	8.1	2.7
FTSE EPRA Nareit Dev x Aus Rental AUD Hedged Net	5.9	6.7	6.3	-4.3	22.6	-13.3	31.3	-26.3	7.5	2.2
FTSE EPRA Nareit Dev x Aus Rental AUD Hedged	7.0	7.7	7.5	-3.3	23.8	-12.4	32.5	-25.6	8.7	3.3
FTSE EPRA Nareit Dev x Aus Rental AUD	14.7	5.9	1.2	5.9	24.8	-16.0	38.5	-20.8	10.5	13.1

Return/Risk Ratio and Drawdown - Total Return

Index (AUD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Dev x Aus Rental AUD Hedged Net (Super)	0.7	-0.2	0.3	0.2	-17.5	-27.9	-34.0	-45.7
FTSE EPRA Nareit Dev x Aus Rental AUD Hedged Net	0.7	-0.2	0.2	0.1	-17.8	-28.5	-34.6	-45.7
FTSE EPRA Nareit Dev x Aus Rental AUD Hedged	0.7	-0.1	0.3	0.2	-17.3	-27.3	-33.4	-45.7
FTSE EPRA Nareit Dev x Aus Rental AUD	1.0	0.2	0.5	0.4	-9.9	-17.7	-24.6	-34.4

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 (AUDm)	Wgt %
Prologis	USA	Industrial	147,370	6.11
Welltower Inc.	USA	HealthCare	146,736	6.08
Equinix Inc	USA	Data Centers	129,459	5.37
Digital Realty Trust	USA	Data Centers	82,990	3.44
Simon Property Group	USA	Retail	79,430	3.29
Realty Income	USA	Retail	78,672	3.26
Public Storage	USA	Self Storage	74,120	3.07
VICI Properties	USA	Speciality	52,623	2.18
Extra Space Storage	USA	Self Storage	47,802	1.98
Avalonbay Communities	USA	Residential	46,464	1.93
Totals			885,665	36.71

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (EURm)	Wgt %
Data Centers	5	122,798	9.04
Diversified	71	157,295	11.58
HealthCare	24	181,723	13.38
Industrial	35	172,075	12.67
Industrial/Office Mixed	17	25,065	1.85
Lodging/Resorts	17	31,670	2.33
Office	40	76,841	5.66
Residential	42	221,337	16.30
Retail	52	217,136	15.99
Self Storage	8	84,377	6.21
Speciality	7	67,831	4.99
Totals	318	1,358,148	100.00

INFORMATION

Index Universe

FTSE EPRA Nareit Global Index Series

Index Launch

30 September 2020

Base Date

31 January 2012

Base Value

1000

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

End-of-day

End-of-Day Distribution

Via FTP and email

Currency

AUD

Review Dates

Semi-annually in June and December

Country/Market Breakdown

Country/Market	No. of Cons	Net MCap (AUDm)	Wgt %
Austria	1	1,439	0.06
Belgium	11	27,579	1.14
Canada	17	56,800	2.35
Finland	2	3,439	0.14
France	8	45,205	1.87
Germany	8	57,887	2.40
Hong Kong	10	41,317	1.71
Ireland	1	804	0.03
Israel	3	9,276	0.38
Italy	1	363	0.02
Japan	50	145,383	6.03
Korea	5	3,202	0.13
Netherlands	3	3,689	0.15
New Zealand	5	5,689	0.24
Norway	2	1,654	0.07
Singapore	23	75,769	3.14
Spain	2	10,000	0.41
Sweden	21	53,150	2.20
Switzerland	6	40,599	1.68
UK	36	104,475	4.33
USA	103	1,725,149	71.50
Totals	318	2,412,869	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Dev x Aus Rental AUD Hedged Net (Super)
Number of constituents	318
Net MCap (AUDm)	2,412,869
Constituent Sizes (Net MCap AUDm)	
Average	7,588
Largest	147,370
Smallest	198
Median	2,578
Weight of Largest Constituent (%)	6.11
Top 10 Holdings (% Index MCap)	36.71

About EPRA Nareit

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