

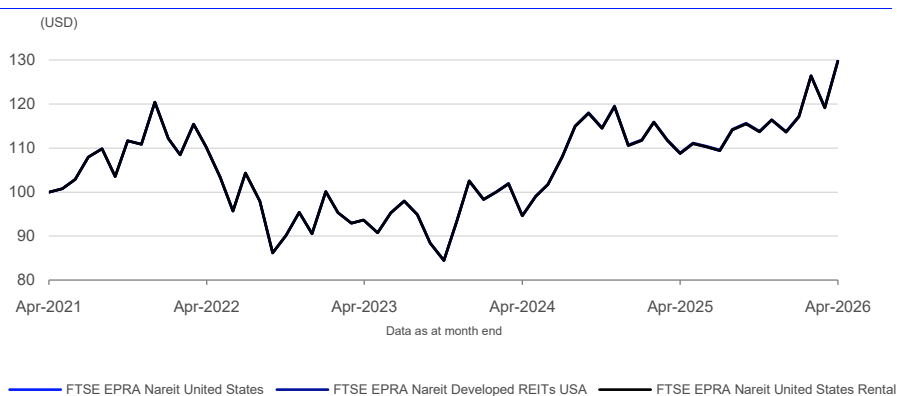
FTSE EPRA Nareit United States Index

Data as at: 30 April 2026

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 FTSE EPRA Nareit United States Index is designed to track the performance of listed real estate companies and REITs in the United States. By making the index constituents free-float adjusted, liquidity, size and revenue screened, the series is suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

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 United States	10.9	14.2	14.3	19.4	38.7	29.8	11.5	5.4	13.4	15.7	18.7
FTSE EPRA Nareit Developed REITs USA	10.9	14.2	14.3	19.3	38.8	30.0	11.5	5.4	13.4	15.7	18.7
FTSE EPRA Nareit United States Rental	10.9	14.2	14.3	19.4	38.7	29.8	11.5	5.4	13.4	15.7	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 % (USD)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
FTSE EPRA Nareit United States	7.6	3.9	-3.9	24.3	-9.6	42.8	-24.8	13.3	7.9	2.7
FTSE EPRA Nareit Developed REITs USA	7.6	3.9	-3.9	24.3	-9.6	42.8	-24.8	13.3	7.9	2.7
FTSE EPRA Nareit United States Rental	7.6	3.9	-3.9	24.3	-9.6	42.8	-24.8	13.3	7.9	2.7

FEATURES

Coverage

The FTSE EPRA Nareit Global Indexes incorporate 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 indexes are calculated based on price and total return methodologies, both real time and end-of-day.

Property Sector Classification

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

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit United States	1.4	0.8	0.3	0.3	-7.8	-18.7	-31.4	-45.2
FTSE EPRA Nareit Developed REITs USA	1.4	0.8	0.3	0.3	-7.8	-18.7	-31.4	-45.2
FTSE EPRA Nareit United States Rental	1.4	0.8	0.3	0.3	-7.8	-18.7	-31.4	-45.2

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

Top 10 Constituents - FTSE EPRA Nareit United States Index

Constituent	Country/Market	Property Sector	Net MCap (USDm)	Wgt %
Welltower Inc.	USA	HealthCare	149,149	11.51
Prologis	USA	Industrial	131,474	10.15
Equinix Inc	USA	Data Centers	105,611	8.15
Digital Realty Trust	USA	Data Centers	68,997	5.32
Simon Property Group	USA	Retail	65,868	5.08
Realty Income	USA	Retail	58,705	4.53
Public Storage	USA	Self Storage	47,673	3.68
Ventas Inc	USA	HealthCare	41,055	3.17
Iron Mountain	USA	Data Centers	36,889	2.85
VICI Properties	USA	Speciality	31,631	2.44
Totals			737,051	56.88

Property Sector Breakdown - FTSE EPRA Nareit United States Index

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	3	211,497	16.32
Diversified	5	22,739	1.75
HealthCare	14	262,205	20.23
Industrial	10	182,647	14.09
Industrial/Office Mixed	1	1,872	0.14
Lodging/Resorts	9	33,884	2.61
Office	11	36,315	2.80
Residential	15	170,024	13.12
Retail	20	233,227	18.00
Self Storage	5	91,671	7.07
Speciality	4	49,805	3.84
Totals	97	1,295,886	100.00

Country/Market Breakdown - FTSE EPRA Nareit United States Index

Country/Market	No. of Cons	Net MCap (USDm)	Wgt %
USA	97	1,295,886	100.00
Totals	97	1,295,886	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit United States	FTSE EPRA Nareit Developed REITs USA
Number of constituents	97	96
Net MCap (USDm)	1,295,886	1,294,584
Dividend Yield %	3.61	3.61
Constituent Sizes (Net MCap USDm)		
Average	13,360	13,485
Largest	149,149	149,149
Smallest	641	641
Median	5,085	5,173
Weight of Largest Constituent (%)	11.51	11.52
Top 10 Holdings (% Index MCap)	56.88	56.93

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

21/02/2005

Base Date

31/12/1999

Base Value

100

Investability Screen

Actual free float applied and liquidity screened

Index Calculation

Real-time and end-of-day

End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY, AUD

Review Dates

Quarterly in March, June, September and December

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.



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