

FTSE EPRA Nareit Developed Asia 33 Index

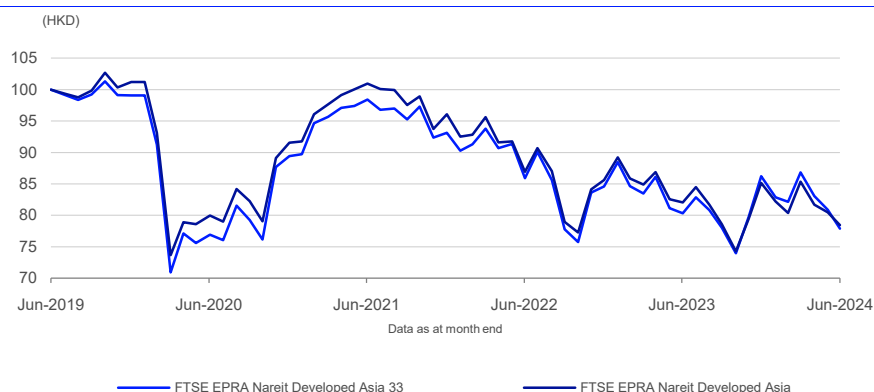
Data as at: 28 June 2024

The FTSE EPRA Nareit Global Real Estate Index Series covers the world's largest investment markets and includes a range of Emerging and Developed Markets, regional and country indices, capped indices, Dividend+ indices, Global Sectors, Investment Focused and REITs and Non-REITs series.

The FTSE EPRA Nareit Developed Asia 33 Index is a tradable index and is a subset of the FTSE EPRA Nareit Developed Asia Index. The index covers the top 33 constituents by market capitalisation with a bias to companies listed as Real Estate Investment Trusts (REITs). Constituents are selected from the following countries: Australia, Hong Kong, Singapore, New Zealand and Japan.

The index is designed to track the performance of listed real estate companies and REITs. 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 (HKD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Developed Asia 33	-10.3	-9.7	-9.7	-3.0	-20.9	-22.1	-7.5	-4.9	15.6	15.3	19.1
FTSE EPRA Nareit Developed Asia	-8.1	-7.9	-7.9	-4.4	-22.3	-21.6	-8.1	-4.7	13.4	13.9	17.8

* 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)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
FTSE EPRA Nareit Developed Asia 33	1.9	-5.0	6.1	14.6	-0.2	14.7	-9.8	4.2	-9.2	1.9
FTSE EPRA Nareit Developed Asia	0.2	-7.3	6.2	17.1	-1.3	16.5	-9.5	4.9	-10.9	-0.5

FEATURES

Coverage

The FTSE EPRA Nareit Developed Asia 33 Index incorporates 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 (HKD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Developed Asia 33	-0.2	-0.5	-0.3	0.0	-13.9	-26.5	-41.3	-41.3
FTSE EPRA Nareit Developed Asia	-0.3	-0.6	-0.3	0.0	-13.5	-27.6	-41.0	-41.0

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 (HKDm)	Wgt %
Goodman Group	Australia	Diversified	139,166	10.02
Mitsui Fudosan	Japan	Diversified	119,330	8.59
Mitsubishi Estate	Japan	Diversified	98,334	7.08
Sun Hung Kai Properties	Hong Kong	Diversified	95,915	6.91
Scentre Group	Australia	Retail	83,974	6.05
Link Real Estate Investment Trust	Hong Kong	Diversified	77,454	5.58
Sumitomo Realty & Development	Japan	Diversified	67,492	4.86
CapitaLand Integrated Commercial Trust	Singapore	Diversified	57,374	4.13
CapitaLand Ascendas REIT	Singapore	Industrial/Office Mixed	52,549	3.78
Stockland	Australia	Diversified	51,575	3.71
Totals			843,163	60.72

Country/Market Breakdown

Country/Market	FTSE EPRA Nareit Developed Asia 33			FTSE EPRA Nareit Developed Asia		
	No. of Cons	Net MCap (HKDm)	Wgt %	No. of Cons	Net MCap (HKDm)	Wgt %
Australia	7	424,955	30.60	27	760,348	28.83
Hong Kong	3	201,547	14.51	12	303,001	11.49
Japan	17	552,110	39.76	59	1,146,518	43.48
Korea	-	-	-	5	15,426	0.58
New Zealand	-	-	-	6	34,802	1.32
Singapore	6	210,001	15.12	25	377,033	14.30
Totals	33	1,388,613	100.00	134	2,637,128	100.00

Property Sector Breakdown

Property Sector	FTSE EPRA Nareit Developed Asia 33			FTSE EPRA Nareit Developed Asia		
	No. of Cons	Net MCap (HKDm)	Wgt %	No. of Cons	Net MCap (HKDm)	Wgt %
Data Centers	-	-	-	2	17,221	0.65
Diversified	22	1,051,620	75.73	59	1,777,379	67.40
HealthCare	-	-	-	4	16,741	0.63
Industrial	3	69,062	4.97	16	190,066	7.21
Industrial/Office Mixed	1	52,549	3.78	7	85,406	3.24
Lodging/Resorts	1	13,063	0.94	5	53,632	2.03
Office	3	66,383	4.78	16	177,119	6.72
Residential	1	15,824	1.14	6	57,840	2.19
Retail	2	120,114	8.65	16	234,190	8.88
Self Storage	-	-	-	1	16,233	0.62
Speciality	-	-	-	2	11,300	0.43
	33	1,388,613	100.00	134	2,637,128	100.00

INFORMATION

Index Universe

FTSE EPRA Nareit Developed Asia Index

Index Launch

25 July 2007

Base Date

18 June 2005

Base Value

1000

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

HKD, USD, EUR, GBP, JPY, AUD

Review Dates

Semi annually in June and December

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Asia 33	FTSE EPRA Nareit Developed Asia
Number of constituents	33	134
Net MCap (HKDm)	1,388,613	2,637,128
Dividend Yield %	4.44	4.35
Constituent Sizes (Net MCap HKDm)		
Average	42,079	19,680
Largest	139,166	337,545
Smallest	8,970	1,636
Median	28,179	9,377
Weight of Largest Constituent (%)	10.02	12.80
Top 10 Holdings (% Index MCap)	60.72	44.37

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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