

FTSE EPRA Nareit Developed Sector Indices

Data as at: 29 March 2024

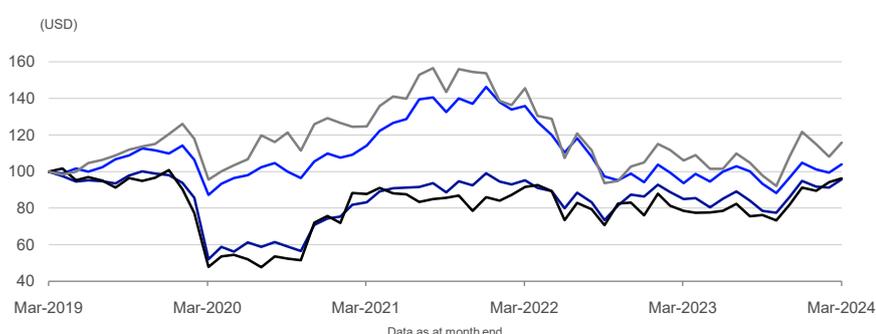
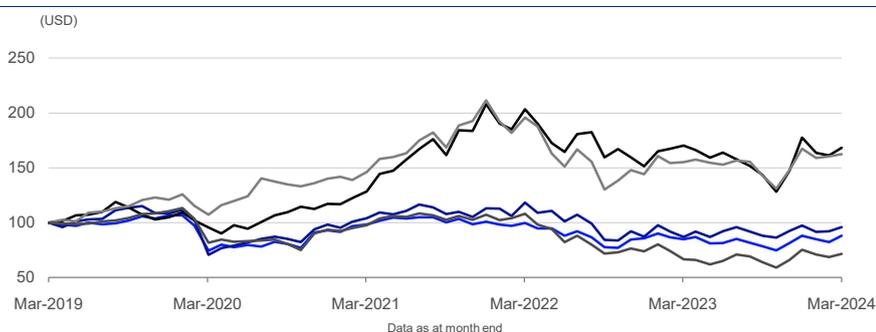
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging indices, as well the UK's AIM market.

The FTSE EPRA Nareit Developed Sector Indices are a subset of the FTSE EPRA Nareit Developed Index, which separates existing constituents into 9 distinct Property Sectors. A company is included in one of the following Property Sectors if 75% or more of its gross invested book assets are invested in that particular sector. A company is classified as belonging to Diversified when its assets do not meet the 75% threshold for a single property sector.

The FTSE EPRA Nareit Developed Sector Indices are weighted by market capitalisation in line with the free-float adjusted EPRA Nareit Developed Index and are suitable for use as a basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

Property Sector indices are available for the following regions and countries: Developed, Developed Asia, Developed Europe, Eurozone, UK, North America and US.

5-Year Performance - Total Return



FEATURES

Coverage

The FTSE EPRA Nareit Developed Sector Indexes are a subset of the FTSE EPRA Nareit Developed Index that separates existing constituents into specific Property Sectors.

Diversified Investment Opportunities

The indexes 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 indexes are tradable.

Transparency

The indexes use a transparent, methodologies-based construction process. 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.

Property Sector Classification

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

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 Developed Diversified	-0.1	12.3	-0.1	3.8	-10.5	-11.9	-3.6	-2.5	13.6	14.9	20.7
FTSE EPRA Nareit Developed Healthcare	-1.4	9.1	-1.4	10.5	-7.7	-4.1	-2.6	-0.8	18.5	20.0	26.5
FTSE EPRA Nareit Developed Self Storage	-5.2	17.2	-5.2	-1.1	31.0	68.2	9.4	11.0	22.3	24.9	23.8
FTSE EPRA Nareit Developed Industrial	-3.1	13.5	-3.1	4.6	11.0	62.3	3.5	10.2	18.6	21.8	22.7
FTSE EPRA Nareit Developed Office	-4.8	11.9	-4.8	7.6	-26.7	-28.5	-9.8	-6.5	22.2	20.3	23.5
FTSE EPRA Nareit Developed Residential	-0.9	11.3	-0.9	10.8	-9.1	3.9	-3.1	0.8	17.6	20.2	20.1
FTSE EPRA Nareit Developed Retail	0.8	21.8	0.8	12.6	15.0	-4.3	4.8	-0.9	16.2	19.0	31.4
FTSE EPRA Nareit Developed Lodging/Resorts	5.5	26.4	5.5	22.6	9.7	-3.7	3.1	-0.8	19.6	27.8	37.1
FTSE EPRA Nareit Developed Industrial/Office	-4.9	18.4	-4.9	9.2	-7.1	15.8	-2.4	3.0	21.1	22.3	26.3

* 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)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
FTSE EPRA Nareit Developed Diversified	1.4	-5.8	2.4	17.8	-6.7	22.8	-12.9	8.5	-14.9	2.7
FTSE EPRA Nareit Developed Healthcare	31.9	-7.1	5.8	1.9	5.7	22.3	-9.2	15.0	-22.9	11.7
FTSE EPRA Nareit Developed Self Storage	31.3	40.4	-9.1	5.4	2.5	16.0	11.5	77.5	-27.3	17.3
FTSE EPRA Nareit Developed Industrial	12.1	-0.6	20.9	25.0	0.3	45.5	15.8	50.9	-31.9	16.2
FTSE EPRA Nareit Developed Office	14.2	-0.7	8.0	10.2	-7.3	28.6	-15.2	14.6	-31.2	1.8
FTSE EPRA Nareit Developed Residential	34.9	12.8	5.5	16.5	2.5	26.3	0.0	33.1	-35.6	11.3
FTSE EPRA Nareit Developed Retail	20.2	2.5	1.0	3.0	-10.6	10.3	-24.2	33.3	-12.9	10.0
FTSE EPRA Nareit Developed Lodging/Resorts	32.4	-22.5	21.9	8.1	-11.4	16.5	-24.9	13.6	-11.6	20.0
FTSE EPRA Nareit Developed Industrial/Office	21.2	0.0	27.1	10.8	-3.2	38.9	7.3	19.0	-31.8	16.1

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Developed Diversified	0.4	-0.3	-0.1	0.1	-15.1	-32.3	-43.2	-43.2
FTSE EPRA Nareit Developed Healthcare	0.7	-0.1	0.0	0.1	-13.2	-35.6	-55.2	-55.2
FTSE EPRA Nareit Developed Self Storage	0.1	0.4	0.5	0.6	-28.3	-41.1	-41.1	-41.1
FTSE EPRA Nareit Developed Industrial	0.4	0.2	0.4	0.7	-21.0	-40.2	-40.2	-40.2
FTSE EPRA Nareit Developed Office	0.4	-0.5	-0.3	0.0	-18.2	-47.6	-50.2	-50.2
FTSE EPRA Nareit Developed Residential	0.8	-0.2	0.0	0.4	-18.3	-41.0	-41.0	-41.0
FTSE EPRA Nareit Developed Retail	1.0	0.2	0.0	0.1	-16.6	-28.3	-54.4	-59.6
FTSE EPRA Nareit Developed Lodging/Resorts	1.4	0.1	0.0	0.1	-13.1	-27.2	-67.6	-69.1
FTSE EPRA Nareit Developed Industrial/Office	0.6	-0.1	0.1	0.3	-20.2	-45.6	-45.6	-45.6

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

Drawdown - based on daily data

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

11 December 2006

Base Date

31 December 1999

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

USD, EUR, GBP, JPY, AUD

Review Dates

Quarterly in March, June, September and December

History

Available from January 2006

FTSE EPRA Nareit Developed Index Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	4	122,439	7.41
Diversified	92	334,722	20.25
HealthCare	22	121,308	7.34
Industrial	38	234,370	14.18
Industrial/Office Mixed	22	37,127	2.25
Lodging/Resorts	16	47,364	2.87
Office	46	112,297	6.79
Residential	44	242,629	14.68
Retail	62	254,327	15.39
Self Storage	9	97,822	5.92
Speciality	7	48,320	2.92
Totals	362	1,652,725	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Diversified	FTSE EPRA Nareit Developed Healthcare	FTSE EPRA Nareit Developed Self Storage
Number of constituents	92	22	9
Net MCap (USDm)	334,722	121,308	97,822
Dividend Yield %	3.95	4.82	4.26
Constituent Sizes (Net MCap USDm)			
Average	3,638	5,514	10,869
Largest	40,686	51,692	45,373
Smallest	171	311	897
Median	1,739	1,870	2,509
Weight of Largest Constituent (%)	12.16	42.61	46.38
Top 10 Holdings (% Index MCap)	49.17	90.61	100

Attributes	FTSE EPRA Nareit Developed Industrial	FTSE EPRA Nareit Developed Office	FTSE EPRA Nareit Developed Residential
Number of constituents	38	46	44
Net MCap (USDm)	234,370	112,297	242,629
Dividend Yield %	3.40	5.09	3.46
Constituent Sizes (Net MCap USDm)			
Average	6,168	2,441	5,514
Largest	119,982	22,317	26,249
Smallest	300	116	125
Median	1,786	1,262	1,920
Weight of Largest Constituent (%)	51.19	19.87	10.82
Top 10 Holdings (% Index MCap)	80.89	61.78	71.94

Attributes	FTSE EPRA Nareit Developed Retail	FTSE EPRA Nareit Developed Lodging/Resorts	FTSE EPRA Nareit Developed Industrial/Office
Number of constituents	62	16	22
Net MCap (USDm)	254,327	47,364	37,127
Dividend Yield %	5.02	3.65	4.56
Constituent Sizes (Net MCap USDm)			
Average	4,102	2,960	1,688
Largest	50,690	14,425	7,308
Smallest	107	463	70
Median	1,510	1,906	624
Weight of Largest Constituent (%)	19.93	30.46	19.68
Top 10 Holdings (% Index MCap)	65.95	87.73	86.99

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