

FTSE EPRA Nareit Developed Sector Indices

Data as at: 28 June 2024

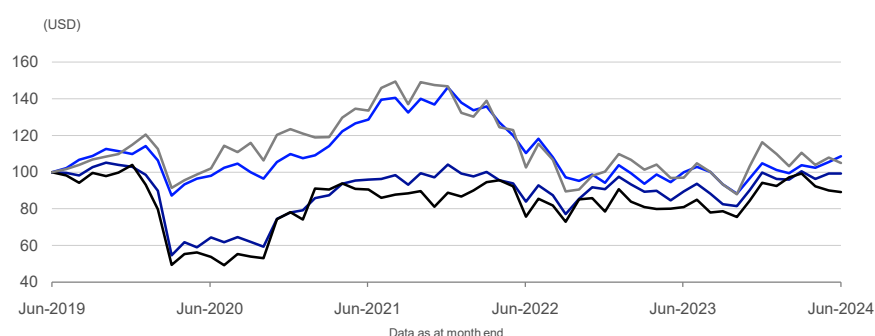
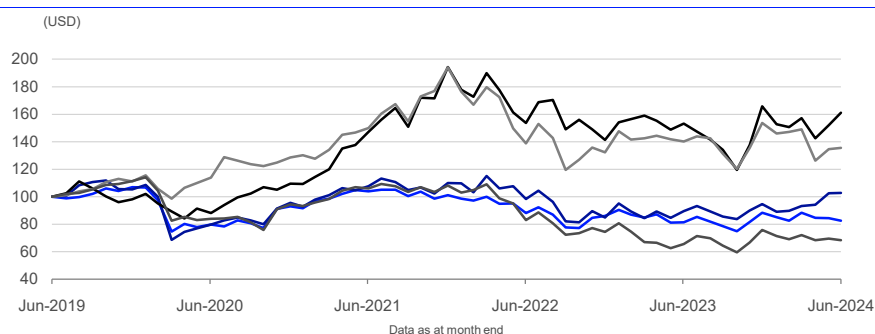
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging 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	-6.4	-6.5	-6.5	1.4	-20.5	-17.4	-7.4	-3.8	14.1	15.2	20.7
FTSE EPRA Nareit Developed Healthcare	10.2	8.6	8.6	14.8	-4.5	2.8	-1.5	0.6	17.5	20.1	26.6
FTSE EPRA Nareit Developed Self Storage	2.5	-2.8	-2.8	5.2	9.5	61.1	3.1	10.0	23.0	25.5	24.4
FTSE EPRA Nareit Developed Industrial	-9.0	-11.7	-11.7	-3.3	-9.5	35.6	-3.3	6.3	19.3	22.5	23.9
FTSE EPRA Nareit Developed Office	-5.2	-9.8	-9.8	4.3	-35.6	-31.7	-13.6	-7.3	22.0	20.6	23.6
FTSE EPRA Nareit Developed Residential	4.7	3.7	3.7	8.8	-15.5	8.7	-5.5	1.7	17.5	20.5	20.1
FTSE EPRA Nareit Developed Retail	-1.3	-0.5	-0.5	11.0	3.5	-0.7	1.2	-0.1	15.9	19.1	31.5
FTSE EPRA Nareit Developed Lodging/Resorts	-10.3	-5.3	-5.3	10.0	-1.5	-10.9	-0.5	-2.3	18.9	27.6	37.1
FTSE EPRA Nareit Developed Industrial/Office	-5.0	-9.7	-9.7	8.4	-21.3	5.0	-7.7	1.0	21.1	22.6	26.4

* 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	0.1	-0.5	-0.2	0.0	-14.0	-30.6	-43.2	-43.2
FTSE EPRA Nareit Developed Healthcare	0.9	-0.1	0.0	0.2	-13.2	-35.6	-55.2	-55.2
FTSE EPRA Nareit Developed Self Storage	0.3	0.1	0.4	0.5	-25.6	-41.1	-41.1	-41.1
FTSE EPRA Nareit Developed Industrial	-0.1	-0.2	0.3	0.5	-21.0	-40.2	-40.2	-40.2
FTSE EPRA Nareit Developed Office	0.2	-0.7	-0.3	-0.1	-18.2	-46.9	-50.2	-50.2
FTSE EPRA Nareit Developed Residential	0.6	-0.3	0.1	0.4	-18.3	-41.0	-41.0	-41.0
FTSE EPRA Nareit Developed Retail	0.8	0.0	0.0	0.0	-16.6	-28.3	-54.4	-59.6
FTSE EPRA Nareit Developed Lodging/Resorts	0.7	0.0	-0.1	0.0	-13.2	-27.2	-66.6	-69.1
FTSE EPRA Nareit Developed Industrial/Office	0.4	-0.4	0.0	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	122,837	7.55
Diversified	91	305,127	18.75
HealthCare	25	160,115	9.84
Industrial	38	214,683	13.19
Industrial/Office Mixed	20	33,439	2.05
Lodging/Resorts	16	42,156	2.59
Office	44	80,677	4.96
Residential	42	244,162	15.00
Retail	62	251,450	15.45
Self Storage	9	99,802	6.13
Speciality	8	73,311	4.50
Totals	359	1,627,760	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Developed Diversified	FTSE EPRA Nareit Developed Healthcare	FTSE EPRA Nareit Developed Self Storage
Number of constituents	91	25	9
Net MCap (USDm)	305,127	160,115	99,802
Dividend Yield %	4.07	4.48	4.20
Constituent Sizes (Net MCap USDm)			
Average	3,353	6,405	11,089
Largest	43,234	61,593	45,408
Smallest	171	281	801
Median	1,651	2,219	2,782
Weight of Largest Constituent (%)	14.17	38.47	45.50
Top 10 Holdings (% Index MCap)	49.64	89.68	100

Attributes	FTSE EPRA Nareit Developed Industrial	FTSE EPRA Nareit Developed Office	FTSE EPRA Nareit Developed Residential
Number of constituents	38	44	42
Net MCap (USDm)	214,683	80,677	244,162
Dividend Yield %	3.77	5.51	3.39
Constituent Sizes (Net MCap USDm)			
Average	5,650	1,834	5,813
Largest	103,623	9,648	29,292
Smallest	297	172	113
Median	1,770	1,159	1,539
Weight of Largest Constituent (%)	48.27	11.96	12
Top 10 Holdings (% Index MCap)	79.92	57.20	75.28

Attributes	FTSE EPRA Nareit Developed Retail	FTSE EPRA Nareit Developed Lodging/Resorts	FTSE EPRA Nareit Developed Industrial/Office
Number of constituents	62	16	20
Net MCap (USDm)	251,450	42,156	33,439
Dividend Yield %	5.35	4.33	4.95
Constituent Sizes (Net MCap USDm)			
Average	4,056	2,635	1,672
Largest	49,022	12,506	6,736
Smallest	120	462	210
Median	1,493	1,694	553
Weight of Largest Constituent (%)	19.50	29.67	20.14
Top 10 Holdings (% Index MCap)	66.27	87.14	88.45

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