

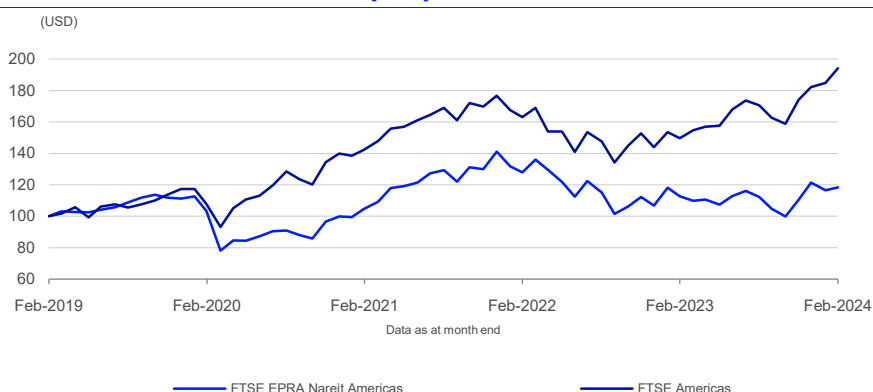
FTSE EPRA Nareit Americas Index

Data as at: 29 February 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.

The FTSE EPRA Nareit Americas Index is designed to track the performance of listed real estate companies and REITs in both developed and emerging markets. 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 (USD)



Performance and Volatility - Total Return (USD)

Index (USD)	Return %						Return pa %*		Volatility %**		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE EPRA Nareit Americas	7.2	5.4	-2.6	4.9	13.2	18.3	4.2	3.4	19.0	19.9	22.4
FTSE Americas	11.7	13.9	6.6	29.8	36.6	94.3	11.0	14.2	12.1	17.3	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 (USD)

Index % (USD)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
FTSE EPRA Nareit Americas	26.2	0.7	8.2	4.9	-4.1	25.1	-10.2	41.4	-24.4	13.8
FTSE Americas	11.6	-1.3	12.8	21.8	-5.1	31.2	19.3	26.3	-18.6	26.7

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

Freely available index rules are overseen by an independent committee of leading market professionals.

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.

Top 10 Constituents

Constituent	Country	Property Sector	Net MCap (USDm)	Wgt %
Prologis	USA	Industrial	122,792	11.48
Equinix Inc	USA	Data Centers	82,857	7.75
Welltower Inc.	USA	HealthCare	49,396	4.62
Simon Property Group	USA	Retail	47,985	4.49
Public Storage	USA	Self Storage	44,405	4.15
Digital Realty Trust	USA	Data Centers	44,267	4.14
Realty Income	USA	Retail	43,266	4.04
VICI Properties	USA	Speciality	30,897	2.89
Extra Space Storage	USA	Self Storage	29,427	2.75
Avalonbay Communities	USA	Residential	25,043	2.34
Totals			520,333	48.64

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	2	127,123	11.88
Diversified	14	27,844	2.60
HealthCare	15	106,401	9.95
Industrial	16	187,132	17.49
Industrial/Office Mixed	1	1,389	0.13
Lodging/Resorts	10	38,687	3.62
Office	17	61,944	5.79
Residential	31	188,972	17.67
Retail	34	196,299	18.35
Self Storage	5	87,389	8.17
Speciality	4	46,516	4.35
Totals	149	1,069,696	100.00

Country Breakdown

Country	No. of Cons	Net MCap (USDm)	Wgt %
Brazil	17	7,820	0.73
Canada	18	39,180	3.66
Chile	3	2,307	0.22
Mexico	6	14,394	1.35
USA	105	1,005,996	94.04
Totals	149	1,069,696	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Americas	FTSE Americas
Number of constituents	149	784
Net MCap (USDm)	1,069,696	46,506,403
Dividend Yield %	4.14	1.53
Constituent Sizes (Net MCap USDm)		
Average	7,179	59,319
Largest	122,792	3,074,632
Smallest	41	123
Median	2,420	20,301
Weight of Largest Constituent (%)	11.48	6.61
Top 10 Holdings (% Index MCap)	48.64	29.16

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

23 March 2009

Base Date

31 December 1999

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

USD, EUR, GBP, JPY, AUD

Review Dates

Quarterly in March, June, September and December

Index Rules and Vendor Codes

Available at www.ftse.com/realestate

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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