

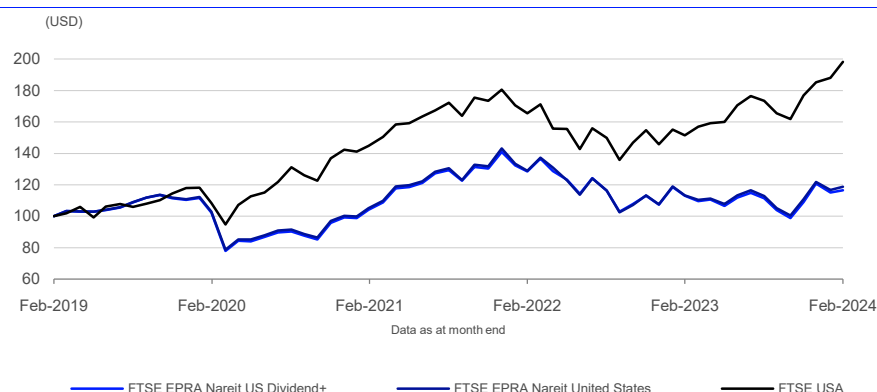
FTSE EPRA Nareit US Dividend+ Index

Data as at: 29 February 2024

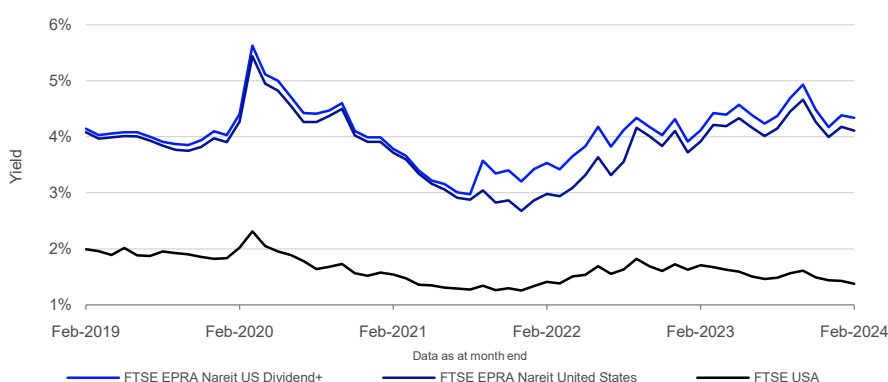
The FTSE EPRA Nareit Global Real Estate Index Series is designed to represent general trends in eligible real estate equities worldwide. Relevant activities are defined as the ownership, trading and development of income-producing real estate. The index series now covers Global, Developed and Emerging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

The FTSE EPRA Nareit US Dividend+ Index represents stocks that have a one-year forecast dividend yield of 2% or greater. The index is then weighted by market capitalisation in line with the free-float adjusted EPRA Nareit United States Index. The FTSE EPRA Nareit US Dividend+ Index is suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

5-Year Performance - Total Return



Dividend Yield



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 US Dividend+	6.9	4.5	-3.6	3.0	11.9	16.5	3.8	3.1	19.6	19.8	22.1
FTSE EPRA Nareit United States	7.2	5.3	-2.5	4.8	13.0	18.8	4.1	3.5	19.4	20.1	22.2
FTSE USA	12.0	14.2	7.0	30.8	36.9	98.2	11.0	14.7	12.2	17.6	18.6

* 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

FEATURES

Coverage

The index is a subset of the FTSE EPRA Nareit United States Index that incorporates Real Estate Investment Trusts (REITs) and Real Estate Holding & Development companies.

Methodology

Captures stocks that have a forecasted dividend yield of equal/greater than 2%.

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.

Objective

The index is designed for use in 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

The index uses a transparent, rules-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, both real time and end-of-day. A Net Total Return index is also available.

Property Sector Classification

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

Year-on-Year Performance - Total Return

Index % (USD)	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
FTSE EPRA Nareit US Dividend+	30.5	3.5	7.6	3.8	-3.9	23.9	-10.3	42.1	-23.8	12.5
FTSE EPRA Nareit United States	30.4	3.0	7.6	3.9	-3.9	24.3	-9.6	42.8	-24.8	13.3
FTSE USA	13.3	1.0	11.8	22.1	-4.5	31.6	20.8	26.8	-19.3	27.1

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit US Dividend+	0.1	0.2	0.1	0.3	-17.7	-31.8	-45.5	-45.5
FTSE EPRA Nareit United States	0.2	0.2	0.2	0.3	-17.3	-31.4	-45.2	-45.2
FTSE USA	2.4	0.6	0.8	0.8	-10.0	-25.3	-34.1	-34.1

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

Top 10 Constituents

Constituent	Property Sector	Net MCap (USDm)	Wgt %
Prologis	Industrial	122,792	13.41
Welltower Inc.	HealthCare	49,396	5.39
Simon Property Group	Retail	47,985	5.24
Public Storage	Self Storage	44,405	4.85
Digital Realty Trust	Data Centers	44,267	4.83
Realty Income	Retail	43,266	4.72
VICI Properties	Speciality	30,897	3.37
Extra Space Storage	Self Storage	29,427	3.21
Avalonbay Communities	Residential	25,043	2.73
Equity Residential	Residential	22,417	2.45
Totals		459,893	50.22

Property Sector Breakdown

Property Sector	FTSE EPRA Nareit US Dividend+			FTSE EPRA Nareit United States		
	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Data Centers	1	44,267	4.83	2	127,123	12.64
Diversified	7	20,224	2.21	7	20,224	2.01
HealthCare	13	103,639	11.32	13	103,639	10.30
Industrial	9	172,491	18.83	9	172,491	17.15
Industrial/Office Mixed	1	1,389	0.15	1	1,389	0.14
Lodging/Resorts	8	34,867	3.81	10	38,687	3.85
Office	15	59,060	6.45	16	60,364	6.00
Residential	15	169,960	18.56	17	172,171	17.11
Retail	22	176,947	19.32	22	176,947	17.59
Self Storage	4	86,445	9.44	4	86,445	8.59
Speciality	4	46,516	5.08	4	46,516	4.62
	99	915,806	100.00	105	1,005,996	100.00

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

20 September 2006

Base Date

30 June 2005

Base Value

2000

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

Dividend Information

Methodology based on one-year dividends per share forecast/estimates

Review Dates

Annually in September

History

Available from December 1999

Index Characteristics

Attributes	FTSE EPRA Nareit US Dividend+	FTSE EPRA Nareit United States
Number of constituents	99	105
Net MCap (USDm)	915,806	1,005,996
Dividend Yield %	4.34	4.11
Constituent Sizes (Net MCap USDm)		
Average	9,251	9,581
Largest	122,792	122,792
Smallest	344	344
Median	3,443	3,269
Weight of Largest Constituent (%)	13.41	12.21
Top 10 Holdings (% Index MCap)	50.22	51.72

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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info@ftserussell.com

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call your regional Client Services Team office:

EMEA

+44 (0) 20 7866 1810

North America

+1 877 503 6437

Asia-Pacific

Hong Kong +852 2164 3333

Tokyo +81 3 6441 1430

Sydney +61 (0) 2 7228 5659