

FTSE NAREIT Equity REITs Index

Data as at: 29 September 2017

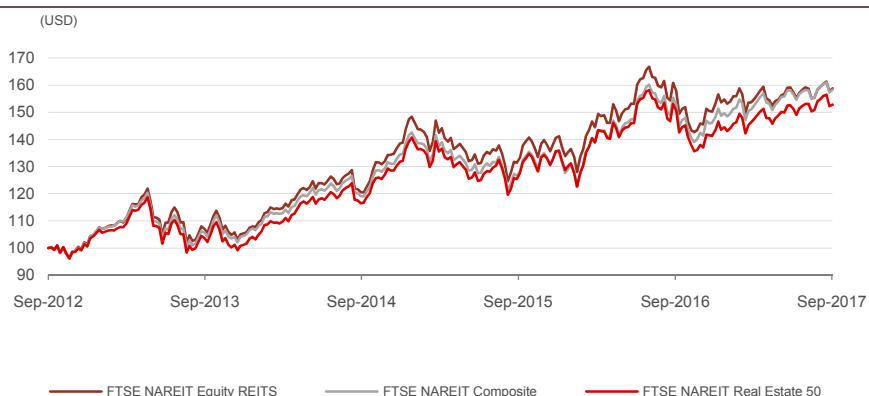
The FTSE NAREIT US Real Estate Index Series is designed to present investors with a comprehensive family of REIT performance indexes that spans the commercial real estate space across the US economy. The index series provides investors with exposure to all investment and property sectors. In addition, the more narrowly focused property sector and sub-sector indexes provide the facility to concentrate commercial real estate exposure in more selected markets.

The FTSE NAREIT Equity REITs index contains all Equity REITs not designated as Timber REITs or Infrastructure REITs.

About REITs

A REIT is a company that owns, and in most cases, operates income-producing real estate such as apartments, shopping centers, offices, hotels and warehouses. Some REITs also engage in financing real estate. The shares of many REITs are freely traded, usually on a major stock exchange. To qualify as a REIT, a company must distribute at least 90% of its taxable income to its shareholders annually. A company that qualifies as a REIT is permitted to deduct dividends paid to its shareholders from its corporate taxable income. As a result, most REITs remit at least 100% of their taxable income to their shareholders and therefore owe no corporate tax. Taxes are paid by shareholders on the dividends received and any capital gains. Most states honor this federal treatment and also do not require REITs to pay state income tax. Like other businesses, but unlike partnerships, a REIT cannot pass any tax losses through to its investors.

5-Year Performance - Total Return



Performance and Volatility - Total Return

| Index (USD) | Return % | | | | | | Return pa % [*] | | Volatility % ^{**} | | |
|----------------------------|----------|-----|-----|-----|------|------|--------------------------|-----|----------------------------|------|------|
| | 3M | 6M | YTD | 12M | 3YR | 5YR | 3YR | 5YR | 1YR | 3YR | 5YR |
| FTSE NAREIT Equity REITs | 0.9 | 2.5 | 3.7 | 0.7 | 32.6 | 58.8 | 9.9 | 9.7 | 12.6 | 15.0 | 13.5 |
| FTSE NAREIT Composite | 1.3 | 3.7 | 6.8 | 3.6 | 33.8 | 58.4 | 10.2 | 9.6 | 11.7 | 14.3 | 12.6 |
| FTSE NAREIT Real Estate 50 | 1.1 | 3.5 | 6.6 | 1.5 | 31.8 | 52.8 | 9.6 | 8.9 | 12.0 | 14.5 | 13.0 |

^{*} 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

Publicly listed US REITs.

Objective

The indexes are designed for the creation of structured products, index tracking funds, or as a performance benchmark.

Investability

Stocks are free-float weighted to ensure that only the investable opportunity set is included within the indexes.

Liquidity

Stocks are screened to ensure that the indexes are tradable.

Transparency

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.

Year-on-Year Performance - Total Return

| Index % (USD) | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|----------------------------|-------|-------|------|------|------|------|------|------|------|------|
| FTSE NAREIT Equity REITS | -15.7 | -37.7 | 28.0 | 28.0 | 8.3 | 18.1 | 2.5 | 30.1 | 3.2 | 8.5 |
| FTSE NAREIT Composite | -17.8 | -37.8 | 27.8 | 27.6 | 7.3 | 19.7 | 2.3 | 27.2 | 2.1 | 9.4 |
| FTSE NAREIT Real Estate 50 | -16.3 | -37.3 | 27.6 | 26.7 | 9.4 | 18.0 | -0.5 | 28.7 | 4.4 | 5.5 |

Return/Risk Ratio and Drawdown - Total Return

| Index (USD) | Return/Risk Ratio | | | | Drawdown (%) | | | |
|----------------------------|-------------------|-----|-----|------|--------------|-------|-------|-------|
| | 1YR | 3YR | 5YR | 10YR | 1YR | 3YR | 5YR | 10YR |
| FTSE NAREIT Equity REITS | 0.0 | 0.6 | 0.7 | 0.2 | -10.6 | -16.7 | -18.0 | -70.4 |
| FTSE NAREIT Composite | 0.3 | 0.7 | 0.8 | 0.2 | -9.9 | -15.9 | -18.2 | -69.3 |
| FTSE NAREIT Real Estate 50 | 0.1 | 0.6 | 0.7 | 0.2 | -10.6 | -15.7 | -18.8 | -69.4 |

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

Drawdown - based on daily data

Top 5 Constituents

| Constituent | Property Subsector | Net MCap (USDm) | Wgt % |
|----------------------|--------------------|-----------------|--------------|
| Simon Property Group | Regional Malls | 49,929 | 5.88 |
| Equinix Inc | Data Centers | 34,581 | 4.07 |
| Prologis | Industrial | 33,358 | 3.93 |
| Public Storage | Self Storage | 31,574 | 3.72 |
| Welltower Inc. | Health Care | 25,689 | 3.03 |
| Totals | | 175,131 | 20.64 |

Subsector Breakdown

| Property Subsector | No. of Cons | Net MCap (USDm) | Wgt % |
|---------------------|-------------|-----------------|---------------|
| Apartments | 14 | 112,312 | 13.23 |
| Data Centers | 5 | 70,015 | 8.25 |
| Diversified | 17 | 60,327 | 7.11 |
| Free Standing | 7 | 33,836 | 3.99 |
| Health Care | 19 | 104,411 | 12.30 |
| Industrial | 11 | 71,463 | 8.42 |
| Lodging/Resorts | 17 | 51,637 | 6.08 |
| Manufactured Homes | 3 | 13,841 | 1.63 |
| Office | 24 | 98,117 | 11.56 |
| Regional Malls | 7 | 76,746 | 9.04 |
| Self Storage | 5 | 50,713 | 5.98 |
| Shopping Centers | 16 | 54,926 | 6.47 |
| Single Family Homes | 4 | 12,320 | 1.45 |
| Specialty | 10 | 38,039 | 4.48 |
| Totals | 159 | 848,704 | 100.00 |

Index Characteristics

| Attributes | FTSE NAREIT Equity REITS |
|-----------------------------------|--------------------------|
| Number of constituents | 159 |
| Net MCap (USDm) | 848,704 |
| Dividend Yield % | 4.03 |
| Constituent Sizes (Net MCap USDm) | |
| Average | 5,338 |
| Largest | 49,929 |
| Smallest | 122 |
| Median | 3,020 |
| Weight of Largest Constituent (%) | 5.88 |
| Top 10 Holdings (% Index MCap) | 34.06 |

INFORMATION**Index Universe**

NAREIT Domestic Real Estate Index Series

Index Launch

6 March 2006

Base Date

31 December 1999

Base Value

100

Investability Screen

Free-float adjusted and liquidity screened

Index Calculation

Real-time and end-of-day indices available

End-of-Day Distribution

Via FTP and email

Currency

USD, EUR, GBP, JPY and Local

Review Dates

Quarterly in March, June, September and December

About the National Association of Real Investment Trusts

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. See www.reit.com for more information.



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Data definitions available from
info@ftserussell.com

To learn more, visit www.ftserussell.com;
email info@ftserussell.com; or
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 3581 2764

Sydney +61 (0) 2 8823 3521