

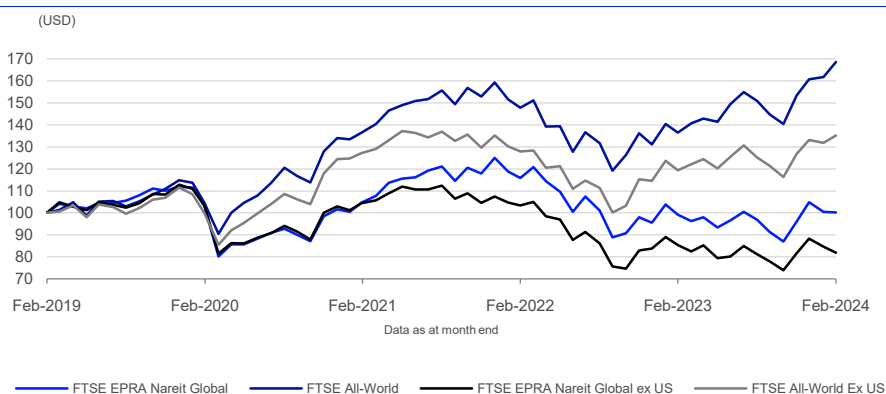
FTSE EPRA Nareit Global & Global ex US Indices

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 Global Index and FTSE EPRA Nareit Global ex US Index are 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



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 Global	4.3	3.5	-4.5	1.0	-4.4	0.2	-1.5	0.0	14.9	16.8	20.5
FTSE All-World	9.9	11.8	4.9	23.6	23.5	68.6	7.3	11.0	10.1	15.3	17.7
FTSE EPRA Nareit Global ex US	0.4	0.8	-7.3	-4.0	-21.6	-18.1	-7.8	-3.9	14.0	15.7	19.9
FTSE All-World Ex US	6.6	8.1	1.5	13.3	6.2	35.2	2.0	6.2	10.9	14.8	17.5

* 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 Global	14.7	-0.4	4.6	15.0	-5.5	23.6	-9.2	23.0	-23.6	9.8
FTSE All-World	4.8	-1.7	8.6	24.6	-9.1	27.2	16.6	18.9	-17.7	22.6
FTSE EPRA Nareit Global ex US	3.6	-3.5	1.8	26.4	-7.1	23.0	-8.8	4.3	-22.0	5.3
FTSE All-World Ex US	-3.0	-4.5	5.1	27.5	-13.9	22.2	11.5	8.7	-15.2	16.2

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

Index methodologies are freely available on the FTSE Russell website.

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.

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Global	0.1	-0.1	0.0	0.2	-15.5	-31.4	-42.3	-42.3
FTSE All-World	2.2	0.4	0.6	0.6	-10.4	-26.0	-33.7	-33.7
FTSE EPRA Nareit Global ex US	-0.3	-0.5	-0.2	0.0	-15.1	-37.2	-39.5	-39.5
FTSE All-World Ex US	1.2	0.1	0.4	0.3	-11.3	-28.9	-34.4	-34.4

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

Top 10 Constituents - FTSE EPRA Nareit Global Index

Constituent	Country	market cap	Net MCap (USDm)	Wgt %
Prologis	USA	122791.91199038	122,792	7.25
Equinix Inc	USA	82856.56389638	82,857	4.90
Welltower Inc.	USA	49395.9573697516	49,396	2.92
Simon Property Group	USA	47985.05312136	47,985	2.84
Public Storage	USA	44404.54472358	44,405	2.62
Digital Realty Trust	USA	44266.5967681984	44,267	2.62
Realty Income	USA	43266.3563373047	43,266	2.56
VICI Properties	USA	30897.0407745197	30,897	1.83
Extra Space Storage	USA	29426.5479835847	29,427	1.74
Avalonbay Communities	USA	25042.7520280312	25,043	1.48
Totals			520,333	30.74

Top 10 Constituents - FTSE EPRA Nareit Global ex US Index

Constituent	Country	market cap	Net MCap (USDm)	Wgt %
Mitsui Fudosan	Japan	24198.6111148877	24,199	3.52
Vonovia SE	Germany	19423.7659213004	19,424	2.83
Mitsubishi Estate	Japan	16634.5663910171	16,635	2.42
Sun Hung Kai Properties	Hong Kong	14319.1905259844	14,319	2.09
Segro	UK	13067.2694411351	13,067	1.90
Link Real Estate Investment Trust	Hong Kong	12685.6109069562	12,686	1.85
Sumitomo Realty & Development	Japan	11692.382786025	11,692	1.70
Scentre Group	Australia	10500.9514194291	10,501	1.53
CK Asset Holdings	Hong Kong	8870.95983143077	8,871	1.29
China Resources Land (Red Chip)	China	8473.36482316644	8,473	1.23
Totals			139,867	20.37

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 SFTP and email

Currency

USD, EUR, GBP, JPY, AUD

Review Dates

Quarterly in March, June, September and December

Country Breakdown

Country	FTSE EPRA Nareit Global			FTSE EPRA Nareit Global ex US		
	No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
Australia	27	55,952	3.31	27	55,952	8.15
Austria	2	1,818	0.11	2	1,818	0.26
Belgium	11	15,413	0.91	11	15,413	2.25
Brazil	17	7,820	0.46	17	7,820	1.14
Canada	18	39,180	2.31	18	39,180	5.71
Chile	3	2,307	0.14	3	2,307	0.34
China	26	28,612	1.69	26	28,612	4.17
Finland	2	2,133	0.13	2	2,133	0.31
France	8	23,782	1.41	8	23,782	3.46
Germany	9	30,663	1.81	9	30,663	4.47
Hong Kong	17	58,351	3.45	17	58,351	8.50
India	10	21,218	1.25	10	21,218	3.09
Indonesia	4	2,301	0.14	4	2,301	0.34
Ireland	1	466	0.03	1	466	0.07
Israel	3	5,688	0.34	3	5,688	0.83
Italy	1	120	0.01	1	120	0.02
Japan	59	151,235	8.94	59	151,235	22.03
Korea	4	1,535	0.09	4	1,535	0.22
Kuwait	2	1,838	0.11	2	1,838	0.27
Malaysia	3	1,147	0.07	3	1,147	0.17
Mexico	6	14,394	0.85	6	14,394	2.10
Netherlands	5	3,900	0.23	5	3,900	0.57
New Zealand	6	4,863	0.29	6	4,863	0.71
Norway	1	701	0.04	1	701	0.10
Philippines	5	12,022	0.71	5	12,022	1.75
Qatar	1	1,799	0.11	1	1,799	0.26
Romania	1	324	0.02	1	324	0.05
Saudi Arabia	17	3,569	0.21	17	3,569	0.52
Singapore	29	52,984	3.13	29	52,984	7.72
South Africa	9	6,100	0.36	9	6,100	0.89
Spain	3	5,299	0.31	3	5,299	0.77
Sweden	17	28,379	1.68	17	28,379	4.13
Switzerland	7	18,895	1.12	7	18,895	2.75
Taiwan	1	1,783	0.11	1	1,783	0.26
Thailand	5	7,984	0.47	5	7,984	1.16
Turkiye	5	1,354	0.08	5	1,354	0.20
UAE	2	7,311	0.43	2	7,311	1.06
UK	42	63,282	3.74	42	63,282	9.22
USA	105	1,005,996	59.44	-	-	-
Totals	494	1,692,518	100.00	389	686,522	100.00

ICB - Industry Breakdown

ICB Code	ICB Industry	FTSE EPRA Nareit Global			FTSE EPRA Nareit Global ex US		
		No. of Cons	Net MCap (USDm)	Wgt %	No. of Cons	Net MCap (USDm)	Wgt %
10	Technology	1	766	0.05	1	766	0.11
35	Real Estate	488	1,689,342	99.81	383	683,346	99.54
40	Consumer Discretionary	5	2,410	0.14	5	2,410	0.35
Totals		494	1,692,518	100.00	389	686,522	100.00

Index Characteristics

Attributes	FTSE EPRA Nareit Global	FTSE EPRA Nareit Global ex US
Number of constituents	494	389
Net MCap (USDm)	1,692,518	686,522
Dividend Yield %	4.29	4.54
Constituent Sizes (Net MCap USDm)		
Average	3,426	1,765
Largest	122,792	24,199
Smallest	41	41
Median	1,149	928
Weight of Largest Constituent (%)	7.25	3.52
Top 10 Holdings (% Index MCap)	30.74	20.37

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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Data definitions available from
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