

# FTSE Nareit Equity REITs Index

Data as at: 30 November 2018

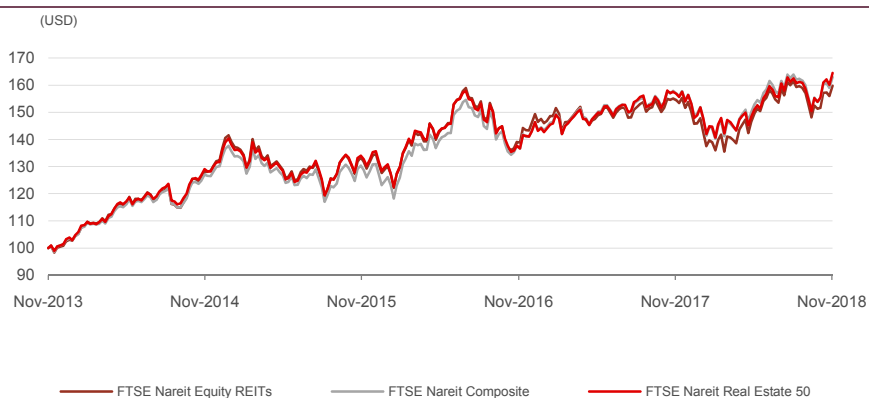
The FTSE Nareit US Real Estate Index Series is designed to present investors with a comprehensive family of REIT performance indexes that spans the commercial real estate space across the US economy. The index series provides investors with exposure to all investment and property sectors. In addition, 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	7.4	3.9	3.7	20.9	59.7	6.5	9.8	14.5	13.9	13.2
FTSE Nareit Composite	-0.5	7.0	4.1	4.0	25.9	62.9	8.0	10.3	13.6	13.4	12.1
FTSE Nareit Real Estate 50	1.3	9.4	5.3	5.2	23.8	64.5	7.4	10.5	13.9	13.4	12.3

\* 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)	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
FTSE Nareit Equity REITs	-37.7	28.0	28.0	8.3	18.1	2.5	30.1	3.2	8.5	5.2
FTSE Nareit Composite	-37.8	27.8	27.6	7.3	19.7	2.3	27.2	2.1	9.4	9.3
FTSE Nareit Real Estate 50	-37.3	27.6	26.7	9.4	18.0	-0.5	28.7	4.4	5.5	9.2

**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	0.2	0.5	0.7	0.7	-14.2	-16.0	-16.7	-42.6
FTSE Nareit Composite	0.3	0.6	0.8	0.8	-12.7	-13.9	-15.9	-40.6
FTSE Nareit Real Estate 50	0.4	0.5	0.9	0.7	-12.2	-14.8	-15.7	-41.2

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	57,109	6.62
Prologis	Industrial	42,074	4.88
Public Storage	Self Storage	31,581	3.66
Equinix Inc	Data Centers	30,463	3.53
Welltower Inc.	Health Care	26,860	3.12
<b>Totals</b>		<b>188,087</b>	<b>21.81</b>

**Subsector Breakdown**

Property Subsector	No. of Cons	Net MCap (USDm)	Wgt %
Apartments	14	116,763	13.54
Data Centers	5	65,422	7.59
Diversified	17	51,449	5.97
Free Standing	9	40,544	4.70
Health Care	18	104,997	12.18
Industrial	12	80,811	9.37
Lodging/Resorts	18	54,109	6.28
Manufactured Homes	3	17,466	2.03
Office	23	94,026	10.90
Regional Malls	7	72,014	8.35
Self Storage	5	55,042	6.38
Shopping Centers	17	51,953	6.03
Single Family Homes	3	12,200	1.41
Specialty	11	45,489	5.28
<b>Totals</b>	<b>162</b>	<b>862,284</b>	<b>100.00</b>

**Index Characteristics**

Attributes	FTSE Nareit Equity REITs
Number of constituents	162
Net MCap (USDm)	862,284
Dividend Yield %	4.14
Constituent Sizes (Net MCap USDm)	
Average	5,323
Largest	57,109
Smallest	155
Median	2,787
Weight of Largest Constituent (%)	6.62
Top 10 Holdings (% Index MCap)	35.51

**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](http://www.reit.com) for more information.

# Nareit®

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Data definitions available from  
[info@ftserussell.com](mailto:info@ftserussell.com)

To learn more, visit [www.ftserussell.com](http://www.ftserussell.com);  
email [info@ftserussell.com](mailto: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 4563 6346

Sydney +61 (0) 2 8823 3521