

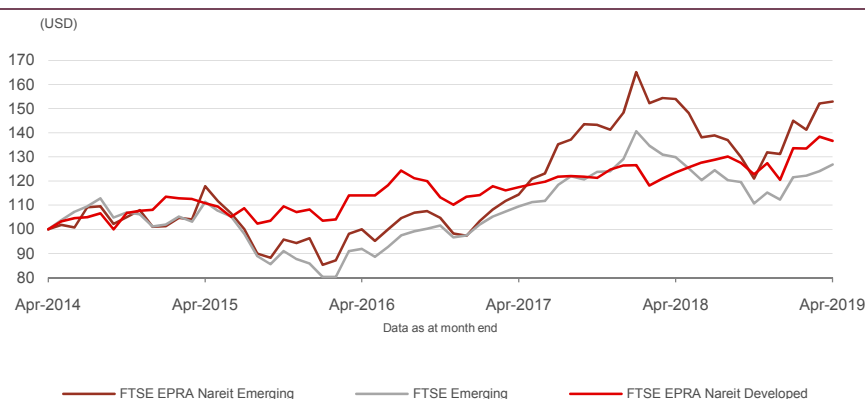
FTSE EPRA Nareit Emerging Index

Data as at: 30 April 2019

The FTSE EPRA Nareit Global Real Estate Index Series covers the world's largest investment markets and includes a range of Emerging and Developed Markets, regional and country indices, capped indices, Dividend+ indices, Global Sectors, Investment Focused and REITs and Non-REITs series.

The FTSE EPRA Nareit Emerging Index is designed to track the performance of listed real estate companies and REITs in 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 Emerging	5.4	26.3	16.5	-0.7	52.9	52.9	15.2	8.9	19.9	19.5	19.2
FTSE Emerging	4.4	14.7	13.0	-2.3	38.1	26.9	11.4	4.9	13.8	14.6	15.1
FTSE EPRA Nareit Developed	2.2	11.3	13.4	10.6	19.9	36.6	6.2	6.4	9.6	10.9	11.8

* 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)	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
FTSE EPRA Nareit Emerging	91.2	15.2	-29.2	42.4	-14.0	5.2	-4.8	1.1	52.4	-11.5
FTSE Emerging	82.6	19.8	-19.0	17.9	-3.5	1.6	-15.2	13.5	32.5	-13.0
FTSE EPRA Nareit Developed	38.3	20.4	-5.8	28.7	4.4	15.9	0.1	5.0	11.4	-4.7

FEATURES

Coverage

The FTSE EPRA Nareit Emerging Index incorporates 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

The index uses a transparent, rules-based construction process. 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. 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.

Return/Risk Ratio and Drawdown - Total Return

Index (USD)	Return/Risk Ratio				Drawdown (%)			
	1YR	3YR	5YR	10YR	1YR	3YR	5YR	10YR
FTSE EPRA Nareit Emerging	0.0	0.8	0.5	0.4	-23.4	-30.3	-32.8	-37.6
FTSE Emerging	-0.2	0.9	0.3	0.4	-17.2	-24.2	-35.7	-35.7
FTSE EPRA Nareit Developed	1.1	0.5	0.5	0.9	-10.0	-13.3	-14.8	-22.5

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

Top 10 Constituents

Constituent	Country	Property Sector	Net MCap (USDm)	Wgt %
China Overseas Land & Inv (Red Chip)	China	Residential	14,346	7.45
Country Garden Holdings (P Chip)	China	Residential	11,894	6.18
China Resources Land (Red Chip)	China	Residential	11,645	6.05
Sunac China Holdings (P Chip)	China	Diversified	11,358	5.90
SM Prime Hldgs	Philippines	Diversified	7,171	3.73
China Evergrande Group (P Chip)	China	Diversified	6,920	3.59
Ayala Land	Philippines	Diversified	6,501	3.38
China Vanke (H)	China	Residential	6,104	3.17
Longfor Properties (P Chip)	China	Diversified	5,958	3.10
Central Pattana	Thailand	Retail	5,838	3.03
Totals			87,734	45.58

Country Breakdown

Country	No. of Cons	Net MCap (USDm)	Wgt %
Brazil	15	8,951	4.65
Chile	2	2,207	1.15
China	52	114,746	59.62
Greece	1	601	0.31
India	4	2,877	1.49
Indonesia	8	4,303	2.24
Malaysia	10	5,836	3.03
Mexico	8	9,212	4.79
Philippines	5	16,152	8.39
South Africa	14	14,781	7.68
Thailand	10	10,216	5.31
Turkey	4	650	0.34
UAE	3	1,930	1.00
Totals	136	192,464	100.00

Property Sector Breakdown

Property Sector	No. of Cons	Net MCap (USDm)	Wgt %
Diversified	81	108,033	56.12
Healthcare	1	371	0.19
Industrial	7	5,813	3.02
Lodging/Resorts	1	355	0.18
Office	3	1,116	0.58
Residential	26	57,252	29.74
Retail	18	19,552	10.16
Totals	137	192,493	100.00

INFORMATION

Index Universe

FTSE EPRA Nareit Global Real Estate Index Series

Index Launch

22 December 2008

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 Characteristics

Attributes	FTSE EPRA Nareit Emerging	FTSE Emerging	FTSE EPRA Nareit Developed
Number of constituents	137	1069	336
Net MCap (USDm)	192,493	4,806,730	1,545,934
Dividend Yield %	4.35	2.82	3.86
Constituent Sizes (Net MCap USDm)			
Average	1,405	4,496	4,601
Largest	14,346	281,488	53,421
Smallest	29	0	135
Median	681	1,867	2,422
Weight of Largest Constituent (%)	7.45	5.86	3.46
Top 10 Holdings (% Index MCap)	45.58	24.42	20.43

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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