

FTSE EPRA Nareit Global (Benchmark) - USD

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018*
Highest index returns													
							EPRA Nareit CHINA 98.90						EPRA Nareit Japan 6.70
							EPRA Nareit Japan 49.69			EPRA Nareit CHINA 13.49		EPRA Nareit CHINA 89.39	EPRA Nareit Asia Pacific -3.66
			EPRA Nareit Emerging 91.20				EPRA Nareit Asia Pacific 48.09			EPRA Nareit UK 6.00	EPRA Nareit Canada 21.62	EPRA Nareit Emerging 52.36	EPRA Nareit United States -3.87
		EPRA Nareit Hong Kong 58.52	EPRA Nareit Japan -33.39	EPRA Nareit Hong Kong 88.69	EPRA Nareit Canada 34.07	EPRA Nareit Canada 12.28	EPRA Nareit Hong Kong 43.69	EPRA Nareit Japan 32.04		EPRA Nareit Eurozone 5.39	EPRA Nareit Australia 13.38	EPRA Nareit Hong Kong 38.69	EPRA Nareit Americas -4.12
		EPRA Nareit Emerging 42.91	EPRA Nareit United States -39.56	EPRA Nareit CHINA 82.53	EPRA Nareit Japan 30.80	EPRA Nareit United States 7.75	EPRA Nareit Emerging 42.41	EPRA Nareit UK 26.17	EPRA Nareit United States 30.43	EPRA Nareit United States 3.04	EPRA Nareit Americas 8.20	EPRA Nareit Eurozone 33.96	EPRA Nareit Canada -4.59
EPRA Nareit UK 68.69	EPRA Nareit Asia Pacific 18.60	EPRA Nareit Americas -42.37	EPRA Nareit Canada 80.28	EPRA Nareit United States 28.09	EPRA Nareit Americas 3.99	EPRA Nareit UK 35.86	EPRA Nareit Eurozone 11.36	EPRA Nareit Americas 26.19	EPRA Nareit Australia 1.37	EPRA Nareit United States 7.55	EPRA Nareit Asia Pacific 26.79	EPRA Nareit Developed -4.74	EPRA Nareit Developed -4.74
EPRA Nareit Eurozone 67.72	EPRA Nareit Canada 3.42	EPRA Nareit Eurozone -45.63	EPRA Nareit Eurozone 47.67	EPRA Nareit Americas 28.00	EPRA Nareit Australia -1.97	EPRA Nareit Australia 33.83	EPRA Nareit Developed 4.39	EPRA Nareit Australia 16.46	EPRA Nareit Americas 0.71	EPRA Nareit Hong Kong 5.43	EPRA Nareit UK 23.36	EPRA Nareit Australia -4.89	EPRA Nareit Australia -4.89
EPRA Nareit Emerging 63.70	EPRA Nareit Australia 2.89	EPRA Nareit Developed -47.72	EPRA Nareit Asia Pacific 44.92	EPRA Nareit Developed 20.40	EPRA Nareit Developed -5.82	EPRA Nareit Eurozone 31.25	EPRA Nareit United States 2.46	EPRA Nareit Developed 15.89	EPRA Nareit Developed 0.05	EPRA Nareit Developed 4.99	EPRA Nareit Canada 17.89	EPRA Nareit CHINA -5.28	EPRA Nareit CHINA -5.28
EPRA Nareit Global 43.72	EPRA Nareit Global -4.65	EPRA Nareit Global -48.90	EPRA Nareit Global 41.25	EPRA Nareit Global 20.03	EPRA Nareit Global -8.14	EPRA Nareit Global 29.85	EPRA Nareit Global 2.24	EPRA Nareit Global 14.73	EPRA Nareit Global -0.41	EPRA Nareit Global 4.62	EPRA Nareit Global 15.01	EPRA Nareit Global -5.55	EPRA Nareit Global -5.55
EPRA Nareit Australia 43.12	EPRA Nareit Japan -6.41	EPRA Nareit Canada -51.44	EPRA Nareit Developed 38.26	EPRA Nareit Asia Pacific 16.25	EPRA Nareit UK -8.62	EPRA Nareit Developed 28.65	EPRA Nareit Asia Pacific 1.34	EPRA Nareit UK 14.16	EPRA Nareit Asia Pacific -4.58	EPRA Nareit Japan 4.06	EPRA Nareit Australia 13.53	EPRA Nareit Australia -6.11	EPRA Nareit Hong Kong -6.11
EPRA Nareit Developed 42.35	EPRA Nareit Developed -6.96	EPRA Nareit Asia Pacific -53.99	EPRA Nareit Americas 37.31	EPRA Nareit Emerging 15.21	EPRA Nareit Eurozone -17.08	EPRA Nareit Canada 19.46	EPRA Nareit Americas -0.71	EPRA Nareit Hong Kong 13.36	EPRA Nareit Emerging -4.77	EPRA Nareit Asia Pacific 3.74	EPRA Nareit Developed 11.42	EPRA Nareit Emerging -11.51	EPRA Nareit Emerging -11.51
EPRA Nareit Asia Pacific 39.72	EPRA Nareit Americas -13.98	EPRA Nareit Hong Kong -57.42	EPRA Nareit Australia 33.25	EPRA Nareit Australia 14.43	EPRA Nareit Asia Pacific -19.74	EPRA Nareit United States 17.98	EPRA Nareit Australia -8.11	EPRA Nareit Eurozone 8.07	EPRA Nareit Japan -5.84	EPRA Nareit Eurozone 1.62	EPRA Nareit Americas 4.87	EPRA Nareit Eurozone -12.57	EPRA Nareit Eurozone -12.57
EPRA Nareit Hong Kong 38.78	EPRA Nareit Eurozone -15.98	EPRA Nareit UK -61.09	EPRA Nareit UK 29.09	EPRA Nareit Hong Kong 11.93	EPRA Nareit Japan -22.13	EPRA Nareit Americas 17.65	EPRA Nareit Canada -8.80	EPRA Nareit Emerging 5.21	EPRA Nareit Hong Kong -12.92	EPRA Nareit Emerging 1.12	EPRA Nareit United States 3.91	EPRA Nareit UK -18.13	EPRA Nareit UK -18.13
EPRA Nareit United States 36.73	EPRA Nareit United States -16.40	EPRA Nareit Emerging -63.53	EPRA Nareit United States 28.61	EPRA Nareit Eurozone 7.16	EPRA Nareit Hong Kong -25.26		EPRA Nareit Hong Kong -9.31	EPRA Nareit CHINA 2.26	EPRA Nareit Canada -19.01	EPRA Nareit CHINA -7.47	EPRA Nareit Japan -1.58		
EPRA Nareit Americas 36.63	EPRA Nareit UK -35.18	EPRA Nareit Australia -64.42	EPRA Nareit Japan 1.36	EPRA Nareit UK 1.75	EPRA Nareit Emerging -29.20		EPRA Nareit CHINA -10.15	EPRA Nareit Asia Pacific 2.08		EPRA Nareit UK -23.31			
EPRA Nareit Canada 29.58				EPRA Nareit CHINA -14.74	EPRA Nareit CHINA -39.89		EPRA Nareit Emerging -13.95	EPRA Nareit Canada 1.22					
EPRA Nareit Japan 24.59								EPRA Nareit Japan -14.72					
Lowest index returns													

*Source: FTSE Russell. Data as of December 31, 2018. Figures are percentage index returns for each complete calendar year and the year to date. Past performance is no guarantee of future results. Returns shown may reflect hypothetical historical performance. Please see disclaimer page for important legal disclosures.

FTSE EPRA Nareit Global (Benchmark) - USD

For more information about our indexes, please visit ftserussell.com

© 2017 London Stock Exchange Group plc and its applicable group undertakings (the "LSE Group"). The LSE Group includes (1) FTSE International Limited ("FTSE"), (2) Frank Russell Company ("Russell"), (3) FTSE TMX Global Debt Capital Markets Inc. and FTSE TMX Global Debt Capital Markets Limited (together, "FTSE TMX") and (4) MTSNext Limited ("MTSNext"). All rights reserved.

FTSE Russell® is a trading name of FTSE, Russell, FTSE TMX and MTS Next Limited. "FTSE®", "Russell®", "FTSE Russell®" "MTS®", "FTSE TMX®", "FTSE4Good®" and "ICB®" and all other trademarks and service marks used herein (whether registered or unregistered) are trade marks and/or service marks owned or licensed by the applicable member of the LSE Group or their respective licensors and are owned, or used under licence, by FTSE, Russell, MTSNext, or FTSE TMX.

All information is provided for information purposes only. Every effort is made to ensure that all information given in this publication is accurate, but no responsibility or liability can be accepted by any member of the LSE Group nor their respective directors, officers, employees, partners or licensors for any errors or for any loss from use of this publication or any of the information or data contained herein.

No member of the LSE Group nor their respective directors, officers, employees, partners or licensors make any claim, prediction, warranty or representation whatsoever, expressly or impliedly, either as to the results to be obtained from the use of the FTSE Russell Indexes or the fitness or suitability of the Indexes for any particular purpose to which they might be put.

No member of the LSE Group nor their respective directors, officers, employees, partners or licensors provide investment advice and nothing in this document should be taken as constituting financial or investment advice. No member of the LSE Group nor their respective directors, officers, employees, partners or licensors make any representation regarding the advisability of investing in any asset. A decision to invest in any such asset should not be made in reliance on any information herein. Indexes cannot be invested in directly. Inclusion of an asset in an index is not a recommendation to buy, sell or hold that asset. The general information contained in this publication should not be acted upon without obtaining specific legal, tax, and investment advice from a licensed professional.

No part of this information may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without prior written permission of the applicable member of the LSE Group. Use and distribution of the LSE Group index data and the use of their data to create financial products require a licence from FTSE, Russell, FTSE TMX, MTSNext and/or their respective licensors.

Past performance is no guarantee of future results. Charts and graphs are provided for illustrative purposes only. Index returns shown may not represent the results of the actual trading of investable assets. Certain returns shown may reflect back-tested performance. All performance presented prior to the index inception date is back-tested performance. Back-tested performance is not actual performance, but is hypothetical. The back-test calculations are based on the same methodology that was in effect when the index was officially launched. However, back-tested data may reflect the application of the index methodology with the benefit of hindsight, and the historic calculations of an index may change from month to month based on revisions to the underlying economic data used in the calculation of the index.