



**FTSE
RUSSELL**
An LSEG Business

FTSE Russell for wealth advisors

Know your index



FTSE EPRA Nareit Global Real Estate Index Series

Who is this for?

Investors seeking
global trends in eligible
real-estate equities

What does the series do?

WORLDWIDE PERFORMANCE

of real-estate equities and
real-estate investment trusts
(REITs)

INCLUDES

regional and country indices,
dividend-plus indices,
investment focused indices,
REITs and non-REITs indices

FTSE EPRA Nareit Global Real Estate Index Series

Historically, real estate has offered investors significant protection against inflation. This index series represents general trends in listed real-estate stocks around the world, including real-estate equities and real-estate investment trusts (REITs).

REITs are companies that own and operate income-producing real estate, such as apartments, shopping centres, offices, hotels and warehouses. To qualify as a REIT, a company must usually distribute at least 90% of its income to shareholders. This index series includes listed real-estate stocks and REITs from all relevant investment and property sectors.

Measurement of the commercial real-estate sector for the global economy

Modular indices covering sector, regional and specialist real-estate exposures

This series provides

Index design with specialist external input from the European Public Real Estate Association (EPRA) and the National Association of Real Estate Investment Trusts (Nareit)

An investable benchmark to underlie funds and investment products

Five reasons to consider this index series

1. Comprehensive

The index series spans the entire commercial real-estate sector of the global economy. It includes listed real-estate stocks and REITs from all relevant investment and property sectors.

2. Specialist

It benefits from the specialist input of the European Public Real Estate Association (EPRA) and the National Association of Real Estate Investment Trusts (Nareit).

3. Investable

Indices within this series are market capitalisation-weighted and adjusted for free float to ensure that only the investable opportunity set is included. We apply constituent screens to ensure that the indices are liquid and tradeable.

4. Objective and transparent

A rules-based construction process underlies the index series and is freely available on [ftserussell.com](https://www.ftserussell.com).

5. Widely used

It is widely used in index-tracking funds, exchange-traded funds (ETFs), and by active funds as a performance benchmark.

How we build and maintain this series

Define starting universe

Index constituents must be in the Industry Classification Benchmark (ICB) Real Estate supersector or Home Construction subsector.

Screen for real-estate activities

Constituents must have derived at least 75% of the previous year's earnings from the ownership, trading or development of income-producing real estate. 'Earnings' are before interest, tax, depreciation and amortisation (EBITDA).

Screen for size & liquidity

Constituents are screened for minimum size and liquidity.

Adjust for free float/ FOL

Constituent weightings are adjusted for free float and any foreign ownership limits (FOL).

Publish index

Published indices include developed/emerging, regional, local and specialist indices (investment focus, dividend plus, REIT/non-REIT, property sector, and super liquid).

Quarterly and semi-annual maintenance

We review this index series quarterly in **March, June, September** and **December**. Liquidity of constituents is screened semi-annually in **March** and **September**.

A true picture of the market

Think of our index data as being something like a computer chip: It powers what happens inside the investment products you buy. So it's important to distinguish between the index (data) and the investment product itself.

WHAT WE DO

We collect information on shares and bonds, as well as other financial market data. We then cleanse and organise it into groups of securities that have a stated objective. We call these groups of securities an index (or a benchmark, for indices that are broad and widely used in performance measurement).

OUR DIFFERENCE

How we design and calculate financial market indices then becomes our intellectual property (IP). We provide the IP for thousands of indices that cover the global equity and fixed income markets in different ways.

But we don't use this IP to manage assets ourselves, nor do we offer any investable products. We work with asset managers and other product providers who use our indices in their ETFs, mutual funds, and structured products.

By operating at arm's length from product providers, and with a multi-decade track record in calculating indices fairly and objectively, we help give confidence to investors and traders from around the world.

We measure the markets in your universe



UNIVERSE OF MARKET DATA

Data about securities exists. FTSE Russell is an expert at collecting, cleansing, and organising that data into useful indices.

FTSE RUSSELL IP

Our unique value is in how we measure the world's investment themes (markets, asset classes, sectors, etc.) to create and maintain an increasing number of available indices.

THE POWER OF CHOICE

With an incredible number of different market slices available, we can help you find the index that fits your product approach. Or we can build a custom index to meet your goals.

CREATE INVESTABLE PRODUCTS

Put our flexibility to work. If your US small cap equity mandate does not allow it to hold REITs, we can remove them from an index to create a better measurement for that investment vehicle.

MARKET CONFIDENCE

Not all benchmarks are created equal. Products built on FTSE Russell indices can offer peace of mind that your data is being measured in an objective and reliable way.

About FTSE Russell

FTSE Russell is a leading global provider of index and benchmark solutions, spanning diverse asset classes and investment objectives. As a trusted investment partner we help investors make better-informed investment decisions, manage risk, and seize opportunities.

Market participants look to us for our expertise in developing and managing global index solutions across asset classes. Asset owners, asset managers, ETF providers and investment banks choose FTSE Russell solutions to benchmark their investment performance and create investment funds, ETFs, structured products, and index-based derivatives. Our clients use our solutions for asset allocation, investment strategy analysis and risk management, and value us for our robust governance process and operational integrity.

For over 35 years we have been at the forefront of driving change for the investor, always innovating to shape the next generation of benchmarks and investment solutions that open up new opportunities for the global investment community.

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