

# FTSE EPRA Nareit Developed Europe (Benchmark) - EUR

| 2011                               | 2012                               | 2013                               | 2014                               | 2015                               | 2016                               | 2017                               | 2018                               | 2019                               | 2020                               | 2021                               | 2022                                | 2023                               | 2024                               | 2025*                              |
|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|-------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| Highest index returns              |                                    |                                    |                                    |                                    |                                    |                                    |                                    |                                    |                                    |                                    |                                     |                                    |                                    |                                    |
|                                    |                                    |                                    |                                    |                                    | EPRA Nareit Canada 25.25           |                                    |                                    |                                    |                                    |                                    | EPRA Nareit Hong Kong 7.31          |                                    |                                    |                                    |
|                                    | EPRA Nareit CHINA 95.85            |                                    |                                    |                                    | EPRA Nareit Australia 16.77        |                                    | EPRA Nareit Japan 12.08            |                                    |                                    |                                    | EPRA Nareit Singapore 0.35          |                                    |                                    |                                    |
|                                    | EPRA Nareit Singapore 62.81        |                                    |                                    |                                    | EPRA Nareit United States 10.77    |                                    | EPRA Nareit Germany 4.08           |                                    |                                    |                                    | EPRA Nareit Japan -8.82             |                                    |                                    |                                    |
|                                    | EPRA Nareit Japan 47.39            |                                    |                                    |                                    | EPRA Nareit Germany 8.93           |                                    | EPRA Nareit United States 0.98     |                                    |                                    |                                    | EPRA Nareit France -11.19           |                                    | EPRA Nareit United States 15.10    | EPRA Nareit Netherlands 15.88      |
| EPRA Nareit Canada 16.04           | EPRA Nareit Hong Kong 41.49        |                                    | EPRA Nareit United States 48.53    |                                    | EPRA Nareit Hong Kong 8.58         | EPRA Nareit CHINA 66.36            | EPRA Nareit Canada 0.22            | EPRA Nareit France 38.50           |                                    |                                    | EPRA Nareit Netherlands -11.95      |                                    | EPRA Nareit Australia 6.93         | EPRA Nareit France 7.39            |
| EPRA Nareit United States 11.36    | EPRA Nareit Germany 36.78          |                                    | EPRA Nareit Germany 43.19          |                                    | EPRA Nareit Japan 7.17             | EPRA Nareit Germany 28.77          | EPRA Nareit Australia -0.10        | EPRA Nareit UK 38.38               |                                    | EPRA Nareit United States 53.68    | EPRA Nareit CHINA -17.50            |                                    | EPRA Nareit Germany 6.29           | EPRA Nareit Japan 6.92             |
| EPRA Nareit Australia 1.31         | EPRA Nareit France 36.02           |                                    | EPRA Nareit Australia 32.62        |                                    | EPRA Nareit France 5.94            | EPRA Nareit Singapore 25.64        | EPRA Nareit CHINA -0.51            | EPRA Nareit CHINA 36.87            |                                    | EPRA Nareit Canada 48.14           | EPRA Nareit Canada -19.85           |                                    | EPRA Nareit France 4.45            | EPRA Nareit CHINA 4.38             |
| EPRA Nareit UK -5.56               | EPRA Nareit UK 33.77               | EPRA Nareit Japan 26.34            | EPRA Nareit UK 30.00               | EPRA Nareit CHINA 26.42            | EPRA Nareit Singapore 4.99         | EPRA Nareit Hong Kong 21.82        | EPRA Nareit Hong Kong -1.38        | EPRA Nareit Singapore 31.20        | EPRA Nareit Germany 15.07          | EPRA Nareit UK 37.44               | EPRA Nareit United States -19.92    | EPRA Nareit Germany 32.02          | EPRA Nareit Canada -1.14           | EPRA Nareit Singapore 1.77         |
| EPRA Nareit France -8.39           | EPRA Nareit Australia 31.78        | EPRA Nareit UK 20.71               | EPRA Nareit Hong Kong 29.09        | EPRA Nareit Germany 21.47          | EPRA Nareit Netherlands -0.71      | EPRA Nareit France 14.82           | EPRA Nareit Singapore -5.81        | EPRA Nareit Canada 30.01           | EPRA Nareit Singapore -9.02        | EPRA Nareit Australia 20.14        | EPRA Nareit UK -35.53               | EPRA Nareit France 22.91           | EPRA Nareit Japan -1.50            | EPRA Nareit UK 0.78                |
| EPRA Nareit Developed Europe -9.40 | EPRA Nareit Developed Europe 28.70 | EPRA Nareit Developed Europe 11.19 | EPRA Nareit Developed Europe 25.73 | EPRA Nareit Developed Europe 18.82 | EPRA Nareit Developed Europe -4.51 | EPRA Nareit Developed Europe 13.41 | EPRA Nareit Developed Europe -7.70 | EPRA Nareit Developed Europe 29.69 | EPRA Nareit Developed Europe -9.98 | EPRA Nareit Developed Europe 18.31 | EPRA Nareit Developed Europe -36.55 | EPRA Nareit Developed Europe 17.43 | EPRA Nareit Developed Europe -2.70 | EPRA Nareit Developed Europe -0.96 |
| EPRA Nareit Germany -18.22         | EPRA Nareit Canada 17.62           | EPRA Nareit France 7.21            | EPRA Nareit Netherlands 20.09      | EPRA Nareit UK 18.07               | EPRA Nareit CHINA -4.70            | EPRA Nareit UK 8.35                | EPRA Nareit UK -14.00              | EPRA Nareit United States 26.63    | EPRA Nareit Australia -16.53       | EPRA Nareit Singapore 11.70        | EPRA Nareit Germany -52.34          | EPRA Nareit UK 13.33               | EPRA Nareit Hong Kong -4.37        | EPRA Nareit Hong Kong -1.02        |
| EPRA Nareit Japan -19.52           | EPRA Nareit United States 16.16    | EPRA Nareit Netherlands 7.07       | EPRA Nareit Singapore 20.02        | EPRA Nareit United States 14.78    | EPRA Nareit UK -21.02              | EPRA Nareit Canada 3.55            | EPRA Nareit France -19.84          | EPRA Nareit Japan 24.31            | EPRA Nareit United States -17.06   | EPRA Nareit Hong Kong 10.89        |                                     | EPRA Nareit United States 9.43     | EPRA Nareit CHINA -5.00            | EPRA Nareit Canada -1.66           |
| EPRA Nareit Hong Kong -22.76       | EPRA Nareit Netherlands 8.88       | EPRA Nareit Germany -1.91          | EPRA Nareit CHINA 16.45            | EPRA Nareit Netherlands 13.58      |                                    | EPRA Nareit Australia -0.27        | EPRA Nareit Netherlands -29.88     | EPRA Nareit Australia 20.96        | EPRA Nareit Japan -17.25           | EPRA Nareit Japan 10.46            |                                     | EPRA Nareit Netherlands 4.49       | EPRA Nareit Singapore -5.30        | EPRA Nareit United States -3.16    |
| EPRA Nareit Netherlands -24.55     |                                    | EPRA Nareit United States -1.96    | EPRA Nareit Canada 15.26           | EPRA Nareit Australia 12.92        |                                    | EPRA Nareit Netherlands -1.03      |                                    | EPRA Nareit Germany 13.90          | EPRA Nareit Hong Kong -19.43       | EPRA Nareit France 6.75            |                                     | EPRA Nareit Canada 3.75            | EPRA Nareit UK -7.43               | EPRA Nareit Australia -10.76       |
| EPRA Nareit Singapore -25.31       |                                    | EPRA Nareit Australia -12.08       | EPRA Nareit France 12.96           | EPRA Nareit France 12.35           |                                    | EPRA Nareit United States -8.73    |                                    | EPRA Nareit Netherlands 10.15      | EPRA Nareit Canada -19.97          | EPRA Nareit Netherlands 0.54       |                                     | EPRA Nareit Australia 3.53         |                                    | EPRA Nareit Germany -15.22         |
|                                    |                                    | EPRA Nareit Canada -12.74          | EPRA Nareit Japan -2.88            | EPRA Nareit Japan 4.89             |                                    | EPRA Nareit Japan -13.55           |                                    | EPRA Nareit Hong Kong 6.51         | EPRA Nareit UK -20.41              | EPRA Nareit Germany -4.44          |                                     | EPRA Nareit Singapore 1.24         |                                    |                                    |
|                                    |                                    | EPRA Nareit Hong Kong -13.23       |                                    | EPRA Nareit Singapore -1.82        |                                    |                                    |                                    |                                    | EPRA Nareit CHINA -22.36           | EPRA Nareit CHINA -19.42           |                                     | EPRA Nareit Japan 0.50             |                                    |                                    |
|                                    |                                    | EPRA Nareit CHINA -14.04           |                                    | EPRA Nareit Hong Kong -3.00        |                                    |                                    |                                    |                                    | EPRA Nareit France -27.00          |                                    |                                     | EPRA Nareit Hong Kong -22.48       |                                    |                                    |
|                                    |                                    | EPRA Nareit Singapore -14.48       |                                    | EPRA Nareit Canada -9.78           |                                    |                                    |                                    |                                    | EPRA Nareit Netherlands -47.02     |                                    |                                     | EPRA Nareit CHINA -37.04           |                                    |                                    |
| Lowest index returns               |                                    |                                    |                                    |                                    |                                    |                                    |                                    |                                    |                                    |                                    |                                     |                                    |                                    |                                    |

\*Source: FTSE Russell. Data as of March 31, 2025. 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.

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