



EPRA

EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

MONTHLY
MARKET REVIEW

Monthly Market Review

January 2018

01
January
2018

Monthly Market Review

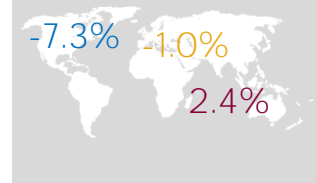
Europe

Asia

Americas

Emerging

% Total Returns (EUR)	Jan-18	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
Global Real Estate	-3.6	-3.6	-3.9	0.3	8.4	6.4	8.0
Global Equities (FTSE)	4.1	4.1	23.3	12.1	13.1	6.6	6.8
Global Bonds (JP Morgan)	-0.9	-0.9	1.2	0.8	2.6	3.5	4.1
Europe Real Estate	-1.0	-1.0	16.1	3.9	12.7	5.4	7.9
Asia Real Estate	2.4	2.4	3.3	2.7	5.9	4.5	7.9
North America Real Estate	-7.3	-7.3	-12.4	-1.9	8.7	8.4	8.0



FTSE EPRA/NAREIT Developed Index

The FTSE EPRA/NAREIT Developed (Global) Index decreased 3.6% during January 2018. Global equities and global bonds market gained 4.1% and lost 0.9% respectively during the month of January. Real estate markets in North America decreased 7.3% and Europe's market decreased by 1.0% while Asia was up 2.4%.

Over a one-year period, global real estate investments have returned -3.9% compared to a gain of 23.3% and a gain of 1.2% from global equities and global bonds, respectively. Annualised ten-year rolling returns for real estate investments stand at 6.4%. Equities gained 6.6% while bonds markets posted a 3.5% return per annum.

At the end of January 2018, the FTSE EPRA/NAREIT Developed Index counted a total of 331 constituents, representing a free float market capitalisation of over EUR 1,187 billion.

Developed Index (TR) (EUR)

(ENGL) **4,170** ▼ -3.6%

Developed Europe (TR) (EUR)

(EPRA) **4,454** ▼ -1.0%

Developed Asia (TR) (EUR)

(EGAS) **2,916** ▲ 2.4%

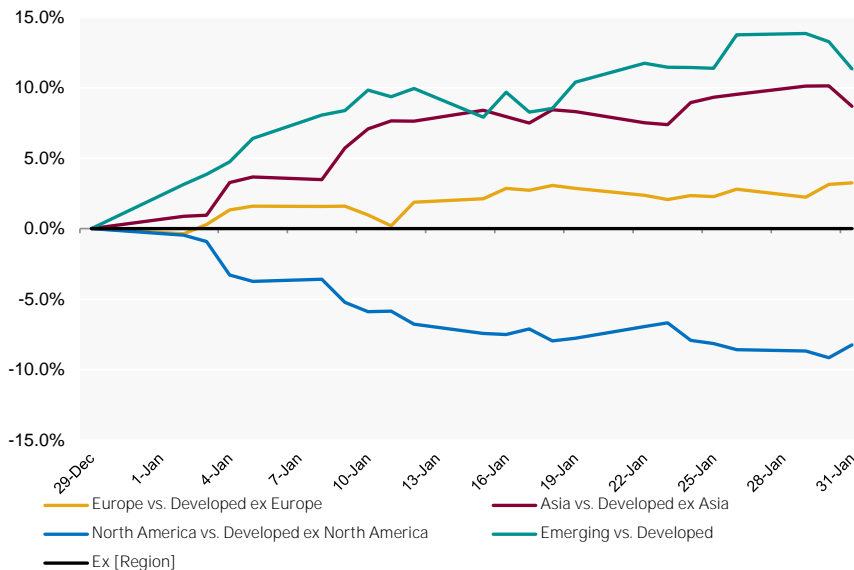
North America (TR) (EUR)

(EGNA) **5,506** ▼ -7.3%

Emerging (TR) (EUR)

(ENEI) **3,677** ▲ 7.3%

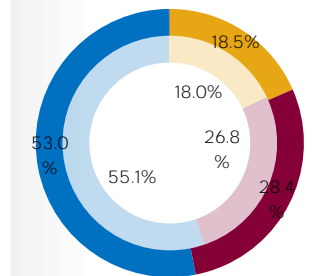
Monthly Regional Over/Under Performance



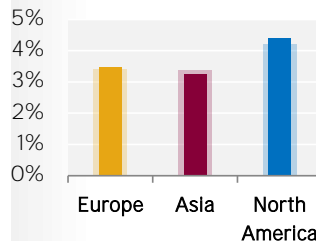
* Annualised

** Shaded bars display previous month's data

Global Weights (EUR)**



Dividend Yields**



Monthly Market Review

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FTSE EPRA/NAREIT Developed Index – Top 5 Performers

Company	Country	Total Return
Pure Industrial Real Estate Trust	CA	▲ 19.7%
Wharf (Holdings) Limited	HK	▲ 18.7%
Tokyo Tatemono Co., Ltd.	JA	▲ 15.1%
Mitsui Fudosan Co., Ltd.	JA	▲ 13.2%
Sumitomo Realty & Development Co Ltd	JA	▲ 13.0%

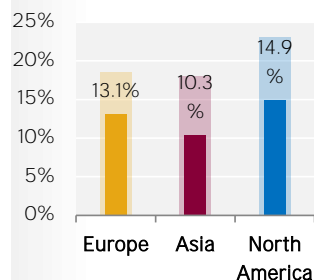
FTSE EPRA/NAREIT Developed Index – Bottom 5 Performers

Company	Country	Total Return
Cedar Realty Trust	USA	▼ -16.0%
Kite Realty Group	USA	▼ -12.4%
Brixmor Property Group	USA	▼ -11.6%
Universal Health Realty Income Trust	USA	▼ -11.4%
INTU Properties Plc	UK	▼ -10.9%

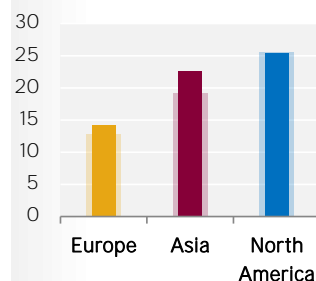
FTSE EPRA/NAREIT Developed Index – Top 10 Constituents

Company	Country	Total Return
Simon Property Group, Inc.	USA	▼ -4.9%
ProLogis	USA	▲ 0.9%
Public Storage, Inc.	USA	▼ -6.3%
Cheung Kong (Holdings) Ltd.	HK	▲ 9.3%
Unibail Rodamco	NETH	▼ -1.6%
Mitsui Fudosan Co., Ltd.	JA	▲ 13.2%
Sun Hung Kai Properties Limited	HK	▲ 4.2%
Vonovia SE	GER	▼ -4.1%
AvalonBay Communities, Inc.	USA	▼ -4.5%
Digital Realty Trust	USA	▼ -1.7%

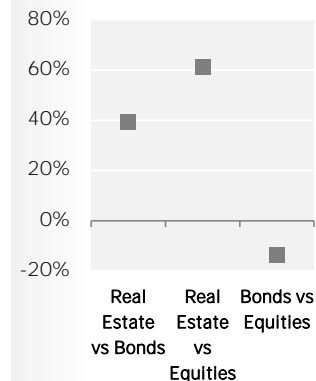
Volatility (10 yr. & 3 yr.)*



Index Turnover (EUR billion)**



Correlation (3 yr. rolling)



* Shaded bars are 10 yr.

** Shaded bars are last month's

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FTSE EPRA/NAREIT Developed Europe Index

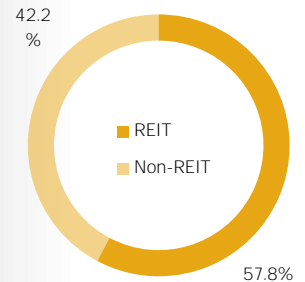
The FTSE EPRA/NAREIT Developed Europe Index lost 1.0% during January 2018. The UK Index decreased by 2.9% compared to an increase of 0.7% in France. The Netherlands was down by 0.9%.

At the end of January 2018, the FTSE EPRA/NAREIT Developed Europe Index counted a total of 102 constituents, representing a free float market capitalisation of over EUR 219 billion.

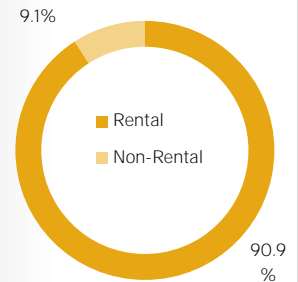
FTSE EPRA/NAREIT Developed Europe - Selected Country Indices

% Total Returns	Jan-18	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
Europe (EUR)	-1.0	-1.0	16.1	3.9	12.7	5.4	7.9
Europe ex UK (EUR)	-0.8	-0.8	17.9	7.7	13.4	7.8	10.7
UK (GBP)	-2.9	-2.9	14.4	1.4	10.8	2.2	4.9
France (EUR)	0.7	0.7	23.8	5.8	11.6	9.0	13.7
Netherlands (EUR)	-0.9	-0.9	4.1	-1.7	6.7	1.9	7.1

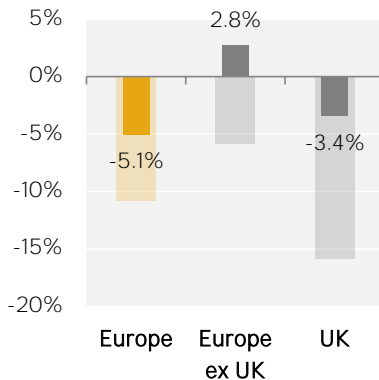
Developed Europe REIT / Non-REITs



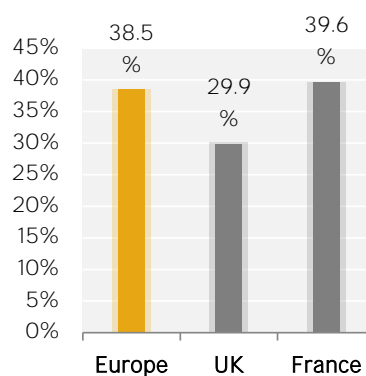
Developed Europe Focus split



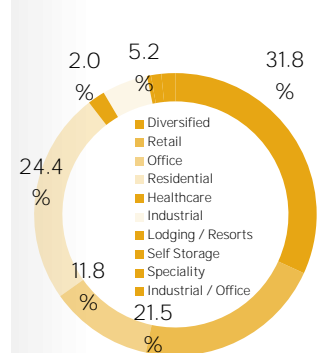
Discounts to NAV*



LTV (last month)



Developed Europe Sector split



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FTSE EPRA/NAREIT Developed EMEA Index – Top 5 Performers

Company	Country	Total Return
Inmobiliaria Colonial S.A.	SP	▲ 8.6%
Hispania Activos Inmobiliarios, S.A	SP	▲ 7.3%
WDP	BELG	▲ 6.7%
F&C Commercial Property Trust	UK	▲ 6.6%
Icade Management	FRA	▲ 6.6%

FTSE EPRA/NAREIT Developed EMEA – Bottom 3 Performers

Company	Country	Total Return
INTU Properties Plc	UK	▼ -10.9%
NewRiver REIT plc	UK	▼ -10.1%
Hammerson Plc	UK	▼ -9.9%
Capital & Counties Properties PLC	UK	▼ -7.7%
Deutsche EuroShop AG	GER	▼ -6.9%

FTSE EPRA/NAREIT Developed EMEA – Top 10 Constituents

Company	Country	Total Return
Unibail Rodamco	NETH	▼ -1.6%
Vonovia SE	GER	▼ -4.1%
Deutsche Wohnen AG	GER	▼ -0.2%
Land Securities Group PLC	UK	▼ -0.6%
British land company	UK	▼ -2.2%
Klepierre SA	FRA	▲ 0.3%
Gecina	FRA	▲ 2.1%
SEGRO	UK	▼ -1.0%
LEG Immobilien AG	GER	▼ -4.7%
Swiss Prime Site AG	SWIT	▶ 0.0%

Corporate Actions

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FTSE EPRA/NAREIT Developed Asia Index

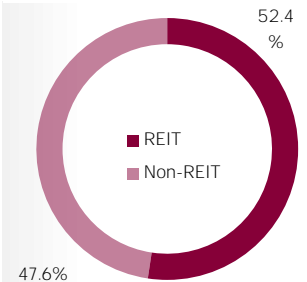
The FTSE EPRA/NAREIT Developed Asia Index increased by 2.4% during January 2018. The Hong Kong Index was up 4.7% compared to an increase of 7.8% in Japan. The Australia Index was down by 3.1%, while Singapore increased 3.5% during the month.

At the end of January 2018, the FTSE EPRA/NAREIT Developed Asia Index counted a total of 80 constituents, representing a free float market capitalisation of over EUR 337 billion.

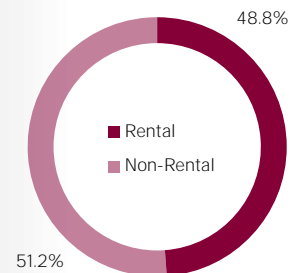
FTSE EPRA/NAREIT Developed Asia - Selected Country Indices

% Total Returns	Jan-18	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
Asia (EUR)	2.4	2.4	3.3	2.7	5.9	4.5	7.9
Hong Kong (HKD)	4.7	4.7	35.2	7.9	5.1	4.3	10.9
Japan (JPY)	7.8	7.8	4.6	0.7	7.6	2.6	5.2
Australia (AUD)	-3.1	-3.1	7.3	7.1	11.4	2.4	6.7
Singapore (SGD)	3.5	3.5	28.1	8.9	5.9	3.8	8.6

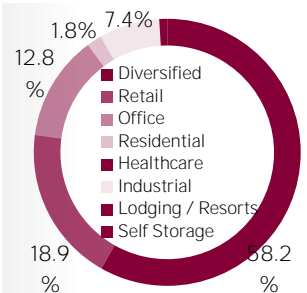
Developed Asia REIT / Non-REITs



Developed Asia Focus split



Developed Asia Sector split



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FTSE EPRA/NAREIT Developed Asia Index – Top 5 Performers

Company	Country	Total Return
Wharf (Holdings) Limited	HK	▲ 18.7%
Tokyo Tatemono Co., Ltd.	JA	▲ 15.1%
Mitsui Fudosan Co., Ltd.	JA	▲ 13.2%
Sumitomo Realty & Development Co Ltd	JA	▲ 13.0%
Sekisui House REIT	JP	▲ 12.8%

FTSE EPRA/NAREIT Developed Asia – Bottom 3 Performers

Company	Country	Total Return
Charter Hall Retail REIT	AU	▼ -7.9%
Mirvac Group	AU	▼ -6.4%
Stockland Trust Group	AU	▼ -5.8%
Link REIT	HK	▼ -4.5%
Goodman Group	AU	▼ -3.9%

FTSE EPRA/NAREIT Developed Asia – Top 10 Constituents

Company	Country	Total Return
Cheung Kong (Holdings) Ltd.	HK	▲ 9.3%
Mitsui Fudosan Co., Ltd.	JA	▲ 13.2%
Sun Hung Kai Properties Limited	HK	▲ 4.2%
Mitsubishi Estate Company, Limited	JA	▲ 6.6%
Link REIT	HK	▼ -4.5%
Scentre Group	AUD	▼ -1.0%
Sumitomo Realty & Development Co Ltd	JA	▲ 13.0%
Westfield Corporation Limited	AU	▼ -3.7%
Goodman Group	AU	▼ -3.9%
New World Development Company Limited	HK	▲ 7.8%

Corporate Actions

Japanese constituent Industrial & Infrastructure Fund Investment had a 4-for-1 stock split and a capital repayment of JPY 6 per share. The new number of shares in issue is 1,588,656.

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FTSE EPRA/NAREIT North America Index

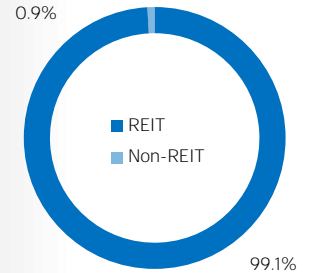
The FTSE EPRA/NAREIT North America Index decreased by 3.8% during January 2018. The United States Index lost 4.2% compared to a decrease of 0.1% in Canada.

At the end of January 2018, the FTSE EPRA/NAREIT North America Index counted a total of 148 constituents, representing a free float market capitalisation of over EUR 629 billion.

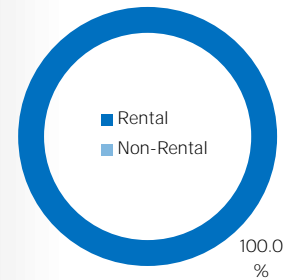
FTSE EPRA/NAREIT North America - Country Indices

% Total Returns	Jan-18	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
North America (USD)	-3.8%	-3.8%	0.9%	1.3%	6.8%	6.5%	8.6%
United States (USD)	-4.2%	-4.2%	0.1%	1.1%	7.3%	6.5%	8.5%
Canada (CAD)	-0.1%	-0.1%	9.8%	4.8%	6.0%	8.3%	9.2%

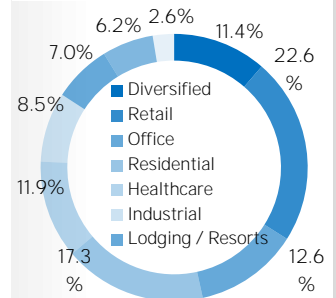
North America REIT / Non-REITs



North America Focus split



North America Sector split



EPRA Global REIT Survey 2017

A comparison of the major REIT
regimes around the world



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FTSE EPRA/NAREIT North America Index – Top 5 Performers

Company	Country	Total Return
Pure Industrial Real Estate Trust	CA	▲ 19.7%
Ryman Hospitality Properties	USA	▲ 10.9%
LaSalle Hotel Properties	USA	▲ 8.8%
Hersha Hospitality Trust	USA	▲ 8.2%
RLJ Lodging Trust	USA	▲ 5.2%

FTSE EPRA/NAREIT North America – Bottom 3 Performers

Company	Country	Total Return
Cedar Realty Trust	USA	▼ -16.0%
Kite Realty Group	USA	▼ -12.4%
Brixmor Property Group	USA	▼ -11.6%
Universal Health Realty Income Trust	USA	▼ -11.4%
Kimco Realty Corporation	USA	▼ -10.8%

FTSE EPRA/NAREIT North America – Top 10 Constituents

Company	Country	Total Return
Simon Property Group, Inc.	USA	▼ -4.9%
ProLogis	USA	▲ 0.9%
Public Storage, Inc.	USA	▼ -6.3%
AvalonBay Communities, Inc.	USA	▼ -4.5%
Digital Realty Trust	USA	▼ -1.7%
Welltower Inc.	USA	▼ -6.0%
Equity Residential Properties Trust	USA	▼ -2.6%
Ventas, Inc.	USA	▼ -5.4%
Boston Properties, Inc.	USA	▼ -4.9%
Essex	USA	▼ -3.5%

Corporate Actions

-

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FTSE EPRA/NAREIT Emerging Index

The FTSE EPRA/NAREIT Emerging Index gained 7.3% during January 2018. Emerging EMEA was up by 0.5%, while Emerging Asia Pacific gained 9.1%. Real estate markets in Emerging Americas gained 2.9% over the month.

At the end of January 2018, the FTSE EPRA/NAREIT Emerging Index counted a total of 145 constituents, representing a free float market capitalisation of over EUR 168 billion.

FTSE EPRA/NAREIT Emerging - Country Indices

% Total Returns	Jan-18	YTD	1 yr	3 yrs*	5 yrs*
Emerging (EUR)	7.3	7.3	38.5	13.9	8.8
Emerging EMEA (EUR)	0.5	0.5	2.7	3.1	8.3
Emerging Europe (EUR)	-4.8	-4.8	-13.2	-10.4	-7.1
Emerging MEA (EUR)	1.1	1.1	4.6	4.6	11.9
Emerging Asia Pacific (EUR)	9.1	9.1	54.2	20.0	13.3
Emerging Americas (EUR)	2.9	2.9	2.0	-4.9	-13.0

FTSE EPRA/NAREIT Emerging Index – Top 10 Constituents

Company	Country	Total Return
China Overseas Land & Investment Ltd.	CHN	▲ 20.5%
Country Garden Holdings	CHN	▲ 12.9%
China Resources Land Ltd	CHN	▲ 35.7%
Sunac China Holdings (P Chip)	CHN	▲ 16.1%
Evergrande Real Estate Group	CHN	▼ -4.1%
Central Pattana	THAI	▼ -2.6%
Growthpoint Management Services Pty Ltd	SAF	▲ 0.4%
SM Prime Holdings	PHIL	▼ -1.6%
China Vanke Co., Ltd (B)	CHN	▲ 22.8%
Ayala Land	PHIL	▼ -0.8%

Corporate Actions

Global Logistics Properties (China) has been deleted from the indices on January 5 following the successful acquisition by Nesta Investment Holdings. China Overseas Grand Oceans Group (Red Chip) had a 1-for-2 rights issue at HKD 4.08, the new number of shares in issue is 3,423,359,841. Robinsons Land from the Philippines had a 1-for-3.7217 rights issue at PHP 18.20, the new number of shares in issue is 5,193,820,121.

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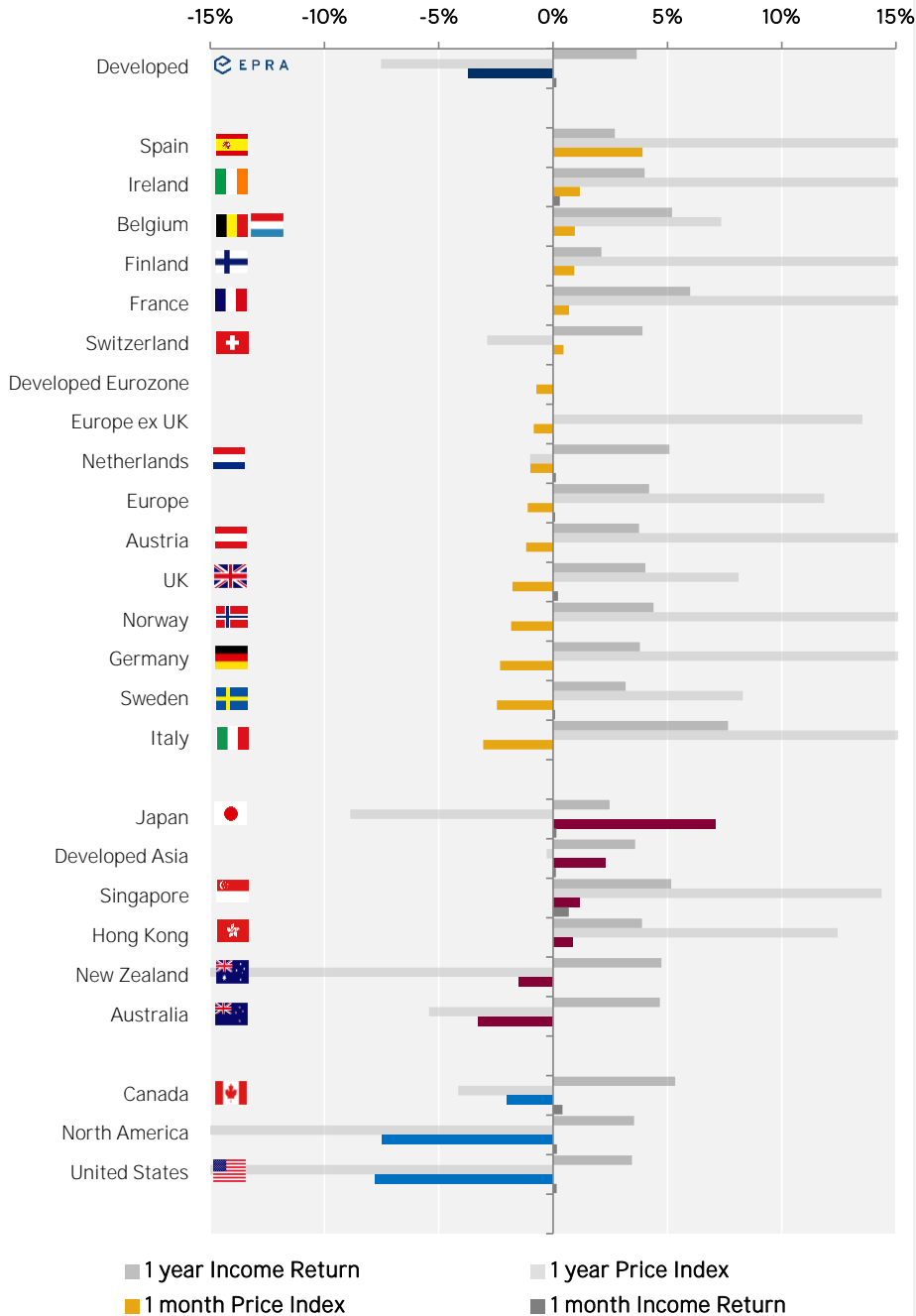
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FTSE EPRA/NAREIT Monthly Index Performances (EUR)



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Exchange Traded Funds (ETFs) tracking FTSE EPRA/NAREIT Global Index Series

ETF Provider & ETF Name	EPRA Benchmark Bloomberg Ticker	ETF AUM In USD Mln.	ETF 1 year Return	Total	Benchmark 1-yr Total Return
Amundi					
Amundi ETF FTSE EPRA Europe Real Estate UCITS ETF	NEPRA Index	34.8	12.6%		13.8%
Amundi ETF FTSE EPRA Global UCITS	TRNGLE Index	595.1	-2.7%		-2.5%
AMP Capital					
AMP Capital Global Property Securities Unhedged	RGHATR Index	13.4		N/A	9.3%
Blackrock					
iShares Developed Markets Property Yield UCITS ETF	TENDNU Index	3,542.0	1.4%		1.2%
iShares European Property Yield UCITS ETF	TENDPNE Index	1,732.2	19.2%		19.8%
iShares UK Property UCITS ETF	TELUKNG Index	1,138.5	12.0%		13.5%
iShares US Property Yield UCITS ETF	TENUDNU Index	905.3	-5.0%		-6.1%
iShares International Developed Real Estate ETF	TRGXUU Index	624.5	20.0%		21.3%
iShares Asia Property Yield UCITS ETF	TENADNU Index	357.1	7.7%		7.7%
iShares Global REIT ETF	RNXG Index	818.8	7.5%		8.2%
iShares Europe Developed Real Estate ETF	NUPRA Index	41.3	28.5%		30.2%
BNP Paribas					
BNP Paribas Easy FTSE EPRA/NAREIT Eurozone Capped	NROEUE Index	817.2	17.6%		18.6%
BNP Paribas Easy FTSE EPRA/NAREIT Developed Europe	NEPRA Index	267.7	12.4%		13.8%
Deutsche Bank					
db x-trackers FTSE EPRA/NAREIT Dev. Europe Real Estate ETF	NEPRA Index	475.7	12.6%		13.8%
db x-trackers FTSE Dev. Europe Ex UK Property UCITS ETF	NROUKE Index	45.8	15.5%		16.4%
First Trust					
First Trust FTSE EPRA/NAREIT Dev. Markets RE Index Fund	RUGL Index	52.5	10.9%		12.7%
HSBC					
HSBC FTSE EPRA/NAREIT Developed UCITS ETF	TRNGLU Index	115.1	1.7%		0.9%
Lyxor					
Lyxor FTSE EPRA/NAREIT Global Developed UCITS ETF	TRNGLU Index	114.4	-2.3%		-2.7%
Lyxor FTSE EPRA/NAREIT United States UCITS ETF	TRNUSU Index	18.1	-9.1%		-9.5%
Lyxor FTSE EPRA/NAREIT Developed Europe UCITS ETF	NEPRA Index	15.7	12.3%		13.8%
Lyxor PEA FTSE EPRA/NAREIT Developed Europe UCITS ETF	NEPRA Index	5.1	13.8%		13.8%
Nikko Asset Management					
NikkoAM - STC Asia REIT	EPAXJRSN Index	73.1		N/A	N/A
Listed Index Fund Asian REIT	EPAXJRSN Index	6.5		N/A	N/A
Psagot					
Psagot Sal Real Estate EPRA Europe 4Db	NEPRA Index	24.6	10.7%		16.8%
SSGA					
SPDR FTSE EPRA Europe ex UK Real Estate UCITS ETF	REXUK Index	127.9	14.9%		15.6%

Total ETF AUM in USD Million based on FTSE EPRA/NAREIT Indexes

11,962.5

AUM values and ETF returns are in USD millions and as of January 2, 2018

Source: EPRA, Bloomberg



Photo of the month - EPRA Industry Newsletter



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EPRA Contacts

Tim Kessler

Investor Outreach Continental Europe

t.kessler@epra.com

+32 (0) 2739 10 28

Ali Zaidi

Director Research & Indices

a.zaidi@epra.com

+32 (0) 2739 10 19

Inna Maslova

Research Analyst

i.maslova@epra.com

+32 (0) 2739 10 22

David Moreno

Research Analyst

d.moreno@epra.com

+32 (0) 2739 10 10

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