



**EPRA**

EUROPEAN PUBLIC  
REAL ESTATE ASSOCIATION

MONTHLY MARKET REVIEW

# Monthly Market Review and Developers' Research Benchmark

September  
2024

## Overview

The FTSE EPRA Nareit Global Developed Real Estate Index gained 2.3% during September, bringing YTD return to 11.5%. Both global equities (1.1%) and bonds (81 bps) returned positive for the month.

In terms of regional performance: All regions posted positive returns: Europe (4.5%), North America (1.9%) and Asia (2.4%). Emerging markets (11.1%) also returned positive in September (*for detailed analysis on emerging markets, see the latest [Emerging Markets 2024](#)*).

Focusing on sector performance, data centres (6.1%) was outperformer followed by office (4.5%) and self-storage (4.2%), while residential (-3 bps), lodging/resorts (-18 bps) and industrial (-71 bps) posted limited but negative returns, as bottom performers.

At the end of September, the **FEN Developed Index** totalled **364** constituents, representing a free float market capitalisation of around **EUR 1.7 trillion** and the **FEN Emerging Index** totalled **127** constituents, representing a free float market capitalisation of around **EUR 137 billion**.

## 2024-Q3 Quarterly Review

During the Q3-2024 quarterly review, there were six additions and two deletions in the Developed index, whereby three companies were added in, and four companies were deleted from the Emerging index. The changes were effective on September 23 and represented a net value of **EUR 15,967 million** in free float market cap to the global index. The details are given in the related sections.

## EPRA Developers Research Benchmark

The *EPRA Developed Europe benchmark* saw limited but positive 97 bps monthly return in September, now YTD return stands at 18.5%. The benchmark has 27 constituents from 11 different countries in Developed Europe (17 out of the UK) representing an aggregated full market cap of **EUR 53,017 million** (30/09/2024)– see page 5.

## Highlights of the Month

Eurozone inflation is projected to be 1.8% in September, down from 2.2% August. Although inflation is expected to dip in September, it is anticipated to rise again toward the end of the year, mainly owing to base effects in energy prices, before returning to a downward path. It is projected to be 2.2% in 2025 and 1.9% in 2026. In response to the inflation outlook and its underlying dynamics, the ECB decided to lower the deposit facility rate by 25 bps (3.50%) and set the spread between two key interest rates at 15 bps, therefore the main refinancing operations rate was reduced to 3.65% from its previous level of 4.25%.

The FTSE EPRA Nareit Developed Europe Index exhibited robust performance posting a 4.5% monthly return and now YTD return stands at 10.0%. The average P/D to NAV in Europe continued to improve and stood at -18.3% in September. Furthermore, the European average LTV decreased slightly to 38.95% in September (39.1% in August) (more info on [EPRA Monthly LTV Monitor](#)).

## FTSE EPRA Nareit Global Index Total Return

% Total Returns (EUR)	Sep-24	YTD	1 yr	3 yrs*	5 yrs*
Global Real Estate ▲	2.3	11.5	23.5	1.9	1.9
Global Equities (FTSE) ▲	1.1	18.2	23.5	11.6	12.5
Global Bonds (JP Morgan) ▲	0.8	1.3	4.7	-3.3	-2.6
Europe Real Estate ▲	4.5	10.0	33.7	-6.0	-1.0
Europe Equities (FTSE) ▼	-0.5	11.8	18.2	7.2	8.2
Europe Bonds (JP Morgan) ▲	0.2	0.8	3.3	-3.2	-3.4
Asia Real Estate ▲	2.4	5.8	10.2	-1.3	-2.2
Asia Equities (FTSE) ▲	2.9	17.5	16.9	8.4	9.8
Asia Bonds (JP Morgan) ▼	-0.5	-1.4	-3.9	-0.7	-2.0
North America Real Estate ▲	1.9	13.8	26.4	4.9	4.0
North America Equities (FTSE) ▲	1.2	20.7	29.0	12.6	15.2
North America Bonds (JP Morgan) ▲	0.3	3.1	4.1	-0.3	-0.5
Emerging Real Estate ▲	11.1	8.6	10.3	-0.9	-4.9
Emerging Equities (FTSE) ▲	7.3	19.6	22.0	3.9	6.7
Emerging Bonds (JP Morgan) ▲	0.9	7.2	12.0	1.1	0.7

(\* Annualised).

## Macroeconomic projections for Euroarea (annual change, %)

	2023	2024	2025	2026
GDP Growth	0.5	0.8	1.3	1.5
HICP	5.4	2.5	2.2	1.9
Unemployment rate	6.5	6.5	6.5	6.5

## Financial assumptions

USD/EUR exchange rate	1.08	1.09	1.10	1.10
3-month Euribor	3.4	3.6	2.5	2.2
10 yr government bond	3.1	2.9	2.8	3.0

Source: The ECB staff macroeconomic projections, September 2024

Fig. 2. Global Weights (EUR)\*

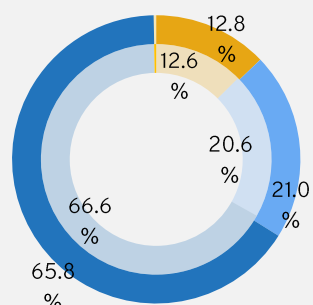


Fig. 3. REIT / Non-REITs

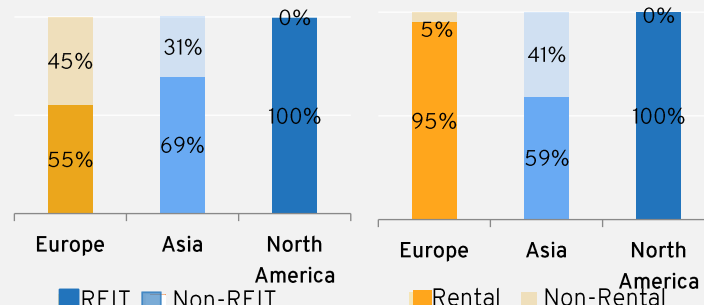


Fig. 4. Focus Split

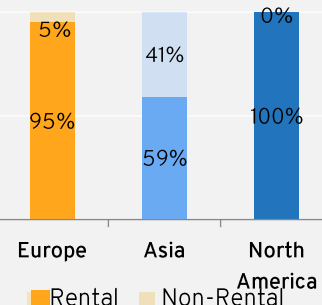


Fig. 5. Dividend Yields\*

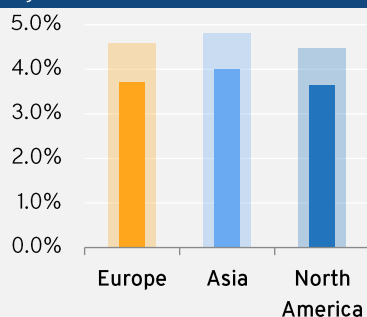


Fig. 6. Volatility (10 yr. & 3 yr.)\*\*

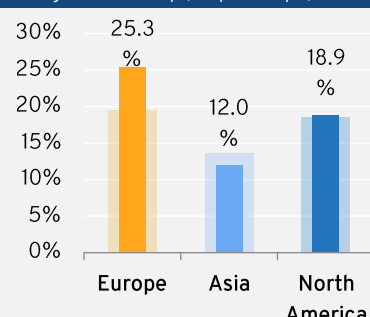
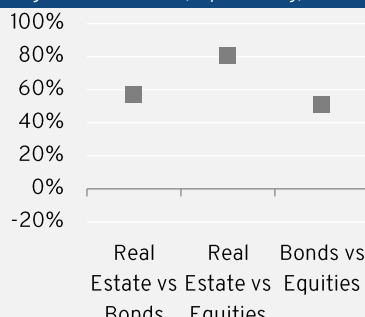


Fig. 7. Correlation (3 yr. rolling)



(\*): Shaded bars are last month's (\*\*) Shaded bars are 10 yr.

Dev. Europe: Total Return	Weekly Total Return by Sector					YTD Dec-23	Covid-19 19-Feb-20
	Sep-24	6-Sep	13-Sep	20-Sep	27-Sep		
Developed Europe	4.5%	2.5%	2.7%	-1.9%	2.0%	10.0%	-18.4%
Self-Storage	3.7%	2.9%	3.3%	-2.4%	0.8%	7.9%	16.6%
Industrial	0.6%	0.4%	3.0%	-3.4%	1.5%	2.1%	6.1%
Lodging/Resorts	3.3%	-1.7%	3.7%	-3.6%	2.3%	36.0%	-9.4%
Retail	7.1%	3.6%	2.3%	-0.4%	2.1%	21.3%	-15.4%
Diversified	4.2%	2.5%	2.4%	-1.9%	1.8%	11.3%	-17.7%
Residential	5.5%	4.6%	2.0%	-3.1%	3.1%	13.6%	-23.3%
Office	4.8%	2.3%	3.7%	-0.1%	-0.3%	2.2%	-28.1%
Healthcare	5.1%	3.4%	2.4%	-1.0%	1.7%	4.4%	-29.3%

Source: Data is compiled from FTSE EPRA Nareit (as of September 30, 2024)

FTSE EPRA Nareit Developed Index – Top 10 Constituents

Company	Sector	Country	Total Return
ProLogis USA	Industrial	USA	▼ -2.1%
Equinix Inc	Data Centers	USA	▲ 5.4%
Welltower	Health Care	USA	▲ 6.1%
Public Storage, Inc.	Self-Storage	USA	▲ 6.7%
Realty Income Corp.	Retail	USA	▲ 2.5%
Simon Property Group, Inc.	Retail	USA	▲ 2.2%
Digital Realty Trust	Data Centers	USA	▲ 7.5%
Goodman Group	Diversified	AU	▲ 10.8%
Extra Space Storage	Self-Storage	USA	▲ 2.7%
Vici Properties Inc	Specialty	USA	▲ 0.7%

FTSE EPRA Nareit Developed Index – Top 10 Performers

Company	Sector	Country	Total Return
Peach Property Group AG	Residential	SWIT	▲ 34.1%
Medical Properties Trust	Healthcare	USA	▲ 31.8%
Icade	Ind/Office	FRA	▲ 30.9%
New World Development Company Ltd	Diversified	HKG	▲ 22.9%
Aroundtown S.A.	Diversified	DEU	▲ 22.8%
Wharf Real Estate Investment	Diversified	HKG	▲ 20.9%
Allied Properties REIT	Office	CAN	▲ 17.1%
Deutsche Wohnen SE	Residential	DEU	▲ 15.3%
CapitaLand Investment	Diversified	SGP	▲ 15.1%
Life Science REIT plc	Diversified	UK	▲ 14.7%

FTSE EPRA Nareit Emerging Index – Top 10 Constituents

Company	Sector	Country	Total Return
China Resources Land Ltd	Diversified	CHN	▲ 30.3%
China Overseas Land & Inv Ltd.	Diversified	CHN	▲ 28.6%
ALDAR PROPERTIES PJSC	Diversified	UAE	▲ 2.5%
DLF	Diversified	IDA	▲ 5.9%
Central Pattana Public Co Ltd	Diversified	THAI	▲ 12.6%
SM Prime Holdings	Diversified	PHIL	▲ 4.4%
Ayala Land	Diversified	PHIL	▲ 3.7%
Lonfor Group Holding (P Chip)	Diversified	CHN	▲ 70.7%
Embassy Office Parks REIT	Office	IDA	▲ 0.5%
Macrotech Developers	Diversified	IDA	▼ -1.6%

**FTSE EPRA Nareit Developed Europe Index**

The FEN Developed Europe Index gained 4.5% in September. European equities (-53 bps) lost compared to a gain from bonds (15 bps) for the month.

The Germany (6.8%), Sweden (6.9%), France (7.5%), Netherlands (4.7%) and the UK (3.5%) indexes returned positive in September. Only Austria (-15.5%) and Switzerland (-33 bps) indexes saw negative returns in Developed Europe.

No major corporate action in Developed Europe region.

**2024-Q3 index review:** *Logistea* (Sweden, Non-REIT, Industrial) was added to the index while there was no deletion.

**Sector Performance:** All sectors returned positive that retail (7.1%) was outperformer followed by residential (5.5%) and healthcare (5.1%) while industrial (65 bps) was the bottom performer with lower but still positive return.

**Top 3 constituents:** *Peach Property Group AG* (34.1%, Switzerland, Residential), *Icade* (30.9%, France, Industrial/Office), *Aroundtown SA* (22.8%, Germany, Diversified).

Developed Europe representing a free float MCap of around EUR 219 billion with 104 constituents

**FTSE EPRA Nareit Developed Asia Index**

The FEN Developed Asia Index returned 2.4%. Asian equities (2.9%) gained compared to a loss from bonds (-48 bps).

Hong Kong (8.8%), Australia (8.4%), Singapore(5.2%) indexes gained compared to losses from South Korea (-1.4), New Zealand (-3.7%) and Japan (-3.9%) indexes - *in Euros*.

No major corporate action in Developed Asia region.

**2024-Q3 index review:** *Charter Hall Group* (Australia, REIT, Diversified), *NEXT DC* (Australia, Non-REIT, Data Centres) were added to the index while *Vital Healthcare Property Trust* (New Zealand) was deleted from the index.

**Sector Performance:** Data centres (6.6%) outperformed, followed by retail (3.7%), diversified (2.4%) while lodging/resorts (-1.8%) was the only sector returned negative as the bottom performer.

**Top 3 constituents:** *New World Development Company Ltd.* (22.9%, Hong Kong, Diversified), *Wharf Real Estate Investment* (20.9%, Hong Kong, Diversified), *CapitaLand Investment* (15.1%, Singapore, Diversified).

Developed Asia representing a free float MCap of around EUR 359 billion with 135 constituents

**FTSE EPRA Nareit North America Index**

The FEN North America Index posted 1.9% monthly return in September. Both North American equities (1.2%) and bonds (33 bps) returned positive for the month.

Both The US (1.8%) and Canada (5.5%) indexes saw positive returns for the month - *in Euros*.

No major corporate action in Developed North America region.

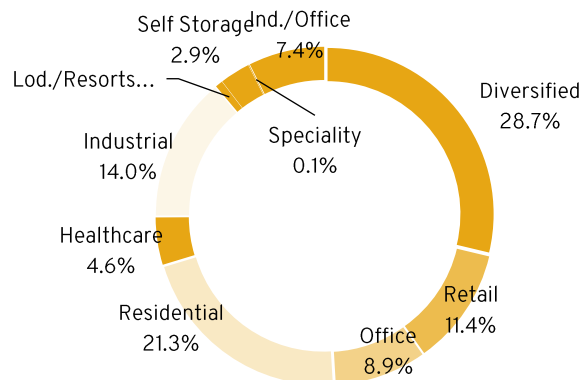
**2024-Q3 index review:** *American Healthcare REIT Inc* (USA, REIT, Healthcare), *Sila Realty Trust Inc.* (USA, REIT, Healthcare) and *UMH Properties Inc.* (USA, REIT, Residential) were added to the index while *Community Healthcare Trust Inc.* (USA) was deleted from the index.

**Sector Performance:** Office (6.3%), data centres (6.0%) and self-storage (4.1%) were top performers while industrial/office (-3.1%) and residential (-1.4%) were the bottom performers.

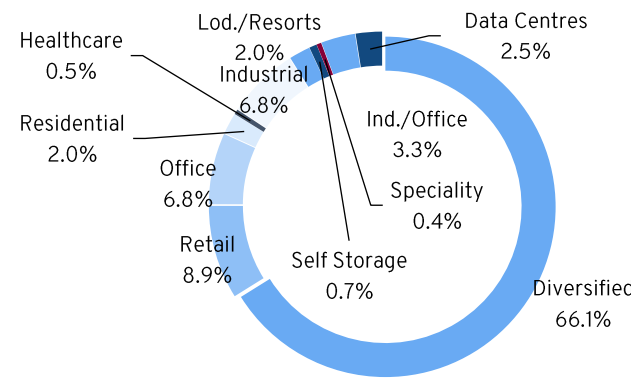
**Top 3 constituents:** *Medical Properties Trust* (31.8%, USA, Healthcare), *Allied Properties REIT* (17.1%, Canada, Office), *Vornado Realty Trust* (14.6%, USA, Office).

Developed North America representing a free float MCap of around EUR 1,124 billion with 122 constituents

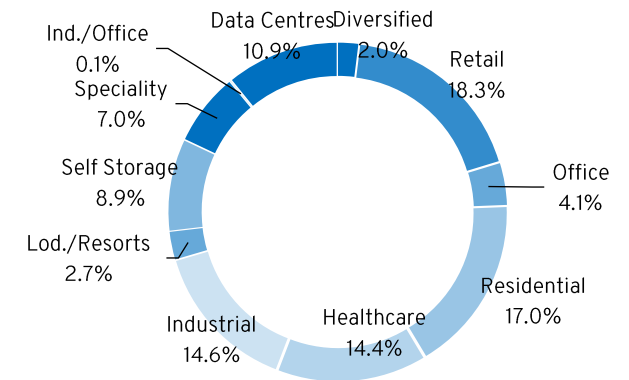
**Developed Europe Sector Split**



**Developed Asia Sector Split**



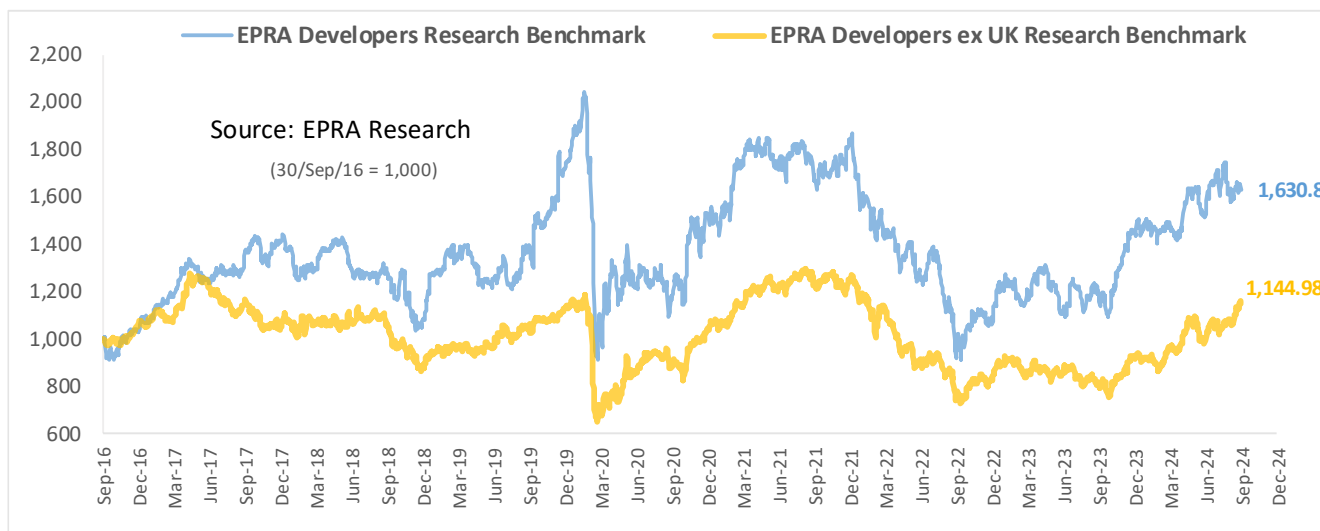
**North America Sector Split**





## EPRA Developers Research Benchmark

30 September 2024



EPRA DEVELOPERS RESEARCH BENCHMARK	Developed Europe			Developed Europe ex UK		
	1M	YTD	1 Year	1M	YTD	1 Year
Total Return	0.9%	18.5%	42.5%	5.7%	23.4%	40.4%
Return	YTD	6M	5 Years	YTD	6M	5 Years
Total Return	18.5%	15.5%	21.8%	23.4%	18.2%	7.7%
Maximum Return	3.5%	3.5%	11.6%	2.9%	2.9%	5.6%
Minimum Return	-3.4%	-3.4%	-13.2%	-3.3%	-3.3%	-12.5%
Mean Return (Annualized)	41.2%	53.9%	13.2%	50.6%	62.6%	5.4%
Maximum Drawdown	-7.9%	-7.9%	-55.3%	-10.6%	-10.6%	-45.1%
Maximum Drawdown Length	16	16	690	19	19	22
Risk	YTD	6 Months	5 Years	YTD	6 Months	5 Years
Standard Deviation (Annualized)	20.2%	20.5%	31.4%	16.2%	17.0%	21.0%
Downside Risk (Annualized)	14.9%	15.1%	22.1%	12.1%	12.8%	16.0%
Kurtosis	0.28	0.22	6.55	0.01	0.01	0.13
Skewness	-0.31	-0.31	0.11	0.00	0.00	-0.01
Semivariance (Annualized)	21.6%	22.3%	31.1%	17.6%	18.9%	23.3%
VaR (ex-post)	-2.19	-2.18	-2.97	-1.71	-1.74	-1.99
Risk-Adjusted Performance	YTD	6 Months	5 Years	YTD	6 Months	5 Years
Sharpe Ratio	1.20	1.58	0.26	1.87	2.23	0.13

The **EPRA Developers Research Benchmark** is an equity index aiming to represent the aggregated performance of the most significant and liquid real estate developers in Europe, including both residential and commercial developers.

This is a benchmark developed for **research purposes only**, using free float market cap as the main input for computing index weights. The final list of constituents has been filtered applying a comprehensive methodology that combines both market and real estate criteria to determine the best companies to represent the sector. **Two sub-indexes are also computed:** 1) Liquid Developers (FFMC > EUR 500M) and 2) Residential Developers

### Key Features

**Benchmark Type:** Equity Index

**Industry:** Real Estate Developers

**Launch Date:** 31/Dec/2021

**Geography:** Developed Europe

**Weights Input:** FF Market cap

**Base Currency:** EUR

**Base Date:** 30/Sep/2016

**Base Value:** 1,000

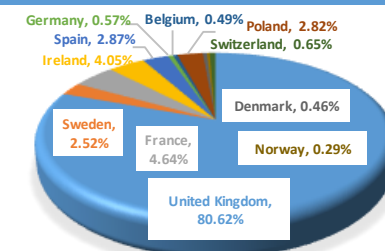
**Review Dates:** April, October

## EPRA Developers Research Benchmark

### 30 September 2024

Constituent	Classification	Weight	Country	TR 1M	TR 1Y	Std.Dev
BERKELEY GROUP	Residential	15.08%	UK	-4.1%	21.5%	21.4%
BARRATT DEV	Residential	14.35%	UK	-2.1%	17.0%	26.2%
TAYLOR WIMPEY PL	Residential	15.26%	UK	3.3%	57.6%	23.4%
PERSIMMON	Residential	12.43%	UK	1.2%	66.8%	31.2%
VISTRY GROUP PLC	Residential	9.83%	UK	-2.7%	49.2%	34.6%
BELLWAY PLC	Residential	10.22%	UK	3.9%	48.8%	26.3%
CREST NICHOLS	Residential	1.50%	UK	-4.4%	23.2%	43.5%
HARWORTH GROUP P	Diversified	0.91%	UK	18.7%	92.6%	36.1%
MJ GLEESON PLC	Residential	0.78%	UK	7.7%	61.8%	31.3%
WATKIN JONES PLC	Residential	0.27%	UK	-13.5%	-33.2%	58.9%
NEXITY	Residential	2.17%	France	21.8%	-15.7%	53.5%
KAUFMAN & BROAD	Residential	1.27%	France	-3.0%	22.0%	30.6%
ALTAREA	Residential	1.20%	France	8.0%	34.6%	34.0%
METROVACESA SA	Residential	1.11%	Spain	3.3%	27.1%	19.8%
NEINOR HOMES SA	Residential	1.20%	Spain	12.9%	81.3%	26.1%
AEDAS HOMES SA	Residential	0.57%	Spain	2.4%	88.3%	26.5%
IMMOBEL	Diversified	0.36%	Belgium	-9.5%	-21.3%	39.0%
ATENOR	Diversified	0.13%	Belgium	-7.7%	-25.5%	72.3%
CAIRN HOMES	Residential	2.11%	Ireland	1.7%	83.7%	27.2%
GLENVEAGH PROPER	Residential	1.94%	Ireland	8.1%	55.7%	25.4%
DEVELIA SA	Diversified	1.71%	Poland	9.4%	60.4%	37.9%
DOMDEV	Residential	1.11%	Poland	12.5%	43.9%	31.2%
HUSCIET A/S	Residential	0.46%	Denmark	-2.0%	38.2%	32.5%
INSTONE REAL EST	Residential	0.57%	Germany	4.4%	68.2%	38.2%
SELVAAG BOLIG AS	Residential	0.29%	Norway	-1.9%	22.8%	35.7%
JM AB	Residential	2.52%	Sweden	1.2%	41.4%	43.4%
CHAM GROUP AG	Diversified	0.65%	Switzerland	-0.2%	9.5%	18.4%

Developers Sub-Indexes: Risk and Return	YTD	6 Months	5 Years	Sharpe	5Y Max. Drawdown
<b>Liquid Developers:</b> Total Return	17.4%	14.6%	19.2%	0.25	-56.1%
Standard Deviation (Annualized)	21.5%	21.7%	32.6%		690 Days
<b>Residential Developers:</b> Total Return	18.1%	15.9%	20.3%	0.26	-55.6%
Standard Deviation (Annualized)	20.7%	21.0%	32.0%		690 Days



### Eligibility Criteria

**EBITDA:** ≥ 50% from Property Development  
**EBITDA:** ≥ 75% from Real Estate Activities

**Size:** > 0.30% of the Benchmark size and  
 Minimum of EUR 150 Million in FFMC

**Liquidity:** ≥ 0.05% of their (FF) shares in  
 issue based on their median daily trading  
 volume per month

**Reporting:** public AR in English (Full set of  
 audited FS, notes and Mgt Report)

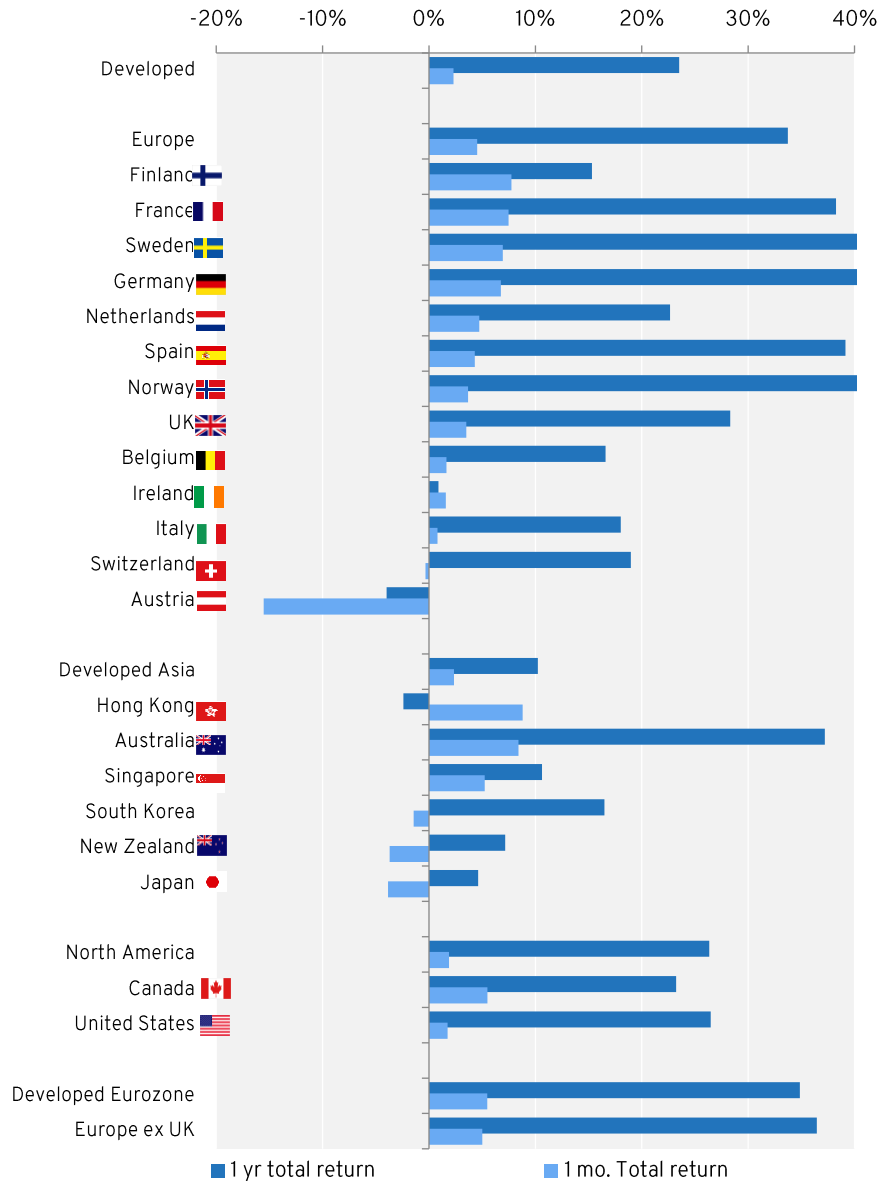
**Geography:** ≥ 75% EBITDA from Developed  
 countries

**Assets:** ≥ 50% of Total Tangible Assets  
 invested in RE. No Holding structures.

**Eligible Markets:** Premium and main trading  
 segments of official stock exchanges.

**Data Availability:** Monthly computations.  
 Performance figures available on this report.  
 Raw data accessible on demand at  
[research@epra.com](mailto:research@epra.com)

**FTSE EPRA Nareit Monthly Index Performances (EUR)**



Source: FTSE EPRA Nareit (as of September 30, 2024)

**Link to Reports & Contacts**

Visit our website to read our reports:  
[Monthly Reports](#)

To read articles on the: [Blog](#)  
[Index Ground Rules Version 12.1](#)  
[Property Portfolio Analysis \(end of 2022\)](#)

[Emerging Markets 2024 \(Sept-24\)](#)  
[Alternative Sector report \(Jul-24\)](#)

[Total Markets Table 2024-Q2](#)  
(quarterly)



**EPRA CONTACTS:**

Dilek Pekdemir, PhD.  
Research Manager  
[d.pekdemir@epra.com](mailto:d.pekdemir@epra.com)

David Moreno, CFA  
Indexes Manager  
[d.moreno@epra.com](mailto:d.moreno@epra.com)

Iskren Marinov  
Analyst Indices & Research  
[i.marinov@epra.com](mailto:i.marinov@epra.com)

Giovanni Curatolo  
Junior Analyst Indices & Research  
[g.curatolo@epra.com](mailto:g.curatolo@epra.com)

**EPRA Education Programmes**

For more information, contact: [education@epra.com](mailto:education@epra.com) and follow updates on the [website](#).

[EPRA INSEAD Executive Education Programme \(17-19 June 2025\)](#)

Held in partnership with INSEAD, the Executive Programme is a unique, intensive course that covers the latest trends shaping the listed real estate sector, such as e-commerce and logistics, digitalisation and data analytics.



[EPRA Bayes Business School Online Programme. Understanding the REIT price \(14 October-22 November 2024\)](#)

An online programme dedicated to understanding the listed real estate market, the fourth edition will start in week of October 14.

**EPRA Research**

Please visit our [website](#) for the latest research reports:

[Oxford Economics, Unlocking Diversification: The Strategic Role of Real Estate in Multi-Asset Portfolios \(June 2024\)](#)

**Disclaimer**

EPRA does not intend this presentation to be a solicitation related to any particular company, nor does it intend to provide investment, legal or tax advice. Investors should consult with their own investment, legal or tax advisers regarding the appropriateness of investing in any of the securities or investment strategies discussed in this presentation. Nothing herein should be construed to be an endorsement by EPRA of any specific company or products or as an offer to sell or a solicitation to buy any security or other financial instrument or to participate in any trading strategy. EPRA expressly disclaims any liability for the accuracy, timeliness or completeness of data in this presentation. Unless otherwise indicated, all data are derived from, and apply only to, publicly traded securities. Any investment returns or performance data (past hypothetical or otherwise) are, not necessarily indicative of future returns or performance.