



EPRA

EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

MONTHLY MARKET REVIEW

MONTHLY MARKET REVIEW AND DEVELOPERS' RESEARCH BENCHMARK

February
2025

Global Overview

The FTSE EPRA Nareit Global Developed Real Estate Index gained 2.2% during February, bringing the YTD return to 3.6%. Global equities lost (-55 bps) compared to gains from bonds (1.7%) for the month.

In terms of regional performance, North America (3.6%) returned positive compared to limited but still negative returns from Europe (-9 bps) and Asia (-81 bps). Meanwhile Emerging markets (2.0%) saw positive returns in February.

Focusing on sector performance, healthcare (9.1%) outperformed followed by residential (5.3%), industrial (3.3%) and retail (3.0%), while lodging/resorts (-4.4%) and data centres (-2.4%) were the bottom performers.

At the end of February, the **FEN Developed Index** totalled **359** constituents, representing a free float market capitalisation of around **EUR 1.72 trillion** and the **FEN Emerging Index** totalled **124** constituents, representing a free float market capitalisation of around **EUR 131 billion**.

EPRA Developers Research Benchmark

The *EPRA Developed Europe benchmark* lost 4.9% in February, YTD return turned negative standing at -3.3% (-1.8% YTD ex UK). The benchmark still counts with 27 constituents representing **EUR 42,876 million** in full market cap (28/02/2025)– see page 5.

Highlights of the Month

Eurozone annual inflation is expected to be 2.4% in February, slightly down from 2.5% in January. The ECB expects inflation to fluctuate around its current level in the near term and it should then settle sustainably at around the ECB's target of 2.0% which also supports sustaining a series of rate cuts.

The ECB decided to lower the three key ECB interest rates by 25 bps at January meeting and the main refinancing operations rate now stands at 2.90% (was 3.15% in December). There is a consensus that the ECB will continue to cut rates over the coming months, settling near a 1.75% neutral rate by year- end.

Oxford Economics expects European LRE performance to return to positive territory in 2025, but performance is likely to remain volatile due to US trade policy coupled with domestic political uncertainties in Europe. Indeed, the FTSE EPRA Nareit Developed Europe Index lost 9 bps and now YTD return stands at 2.6%. The European average LTV slightly decreased and stood at 38.9% in February (was 39.1% previous month) ([Monthly LTV Monitor](#)). The P/D to NAV slightly increased to -27.8% (from -27.1% in January) and all sector are traded with discounts which is the lowest for industrial (-19.0%) and the highest for specialty (-57.4%) ([Monthly NAV Bulletin](#)).

The latest edition of [EPRA in-house paper series focusing on potential implication of macroeconomic shifts on LRE](#), is available now, to read full report: '[Turning the tide: Listed real estate navigating today's interest rate cycle](#)'.

FTSE EPRA Nareit Global Index Total Return

% Total Returns (EUR)	Feb-25	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*
Global Real Estate ▲	2.2	3.6	15.7	-0.9	3.5	4.0
Global Equities (FTSE) ▼	-0.6	2.0	21.1	11.9	15.4	9.9
Global Bonds (JP Morgan) ▲	1.7	1.8	5.8	-2.5	-2.3	1.7
Europe Real Estate ▼	-0.1	2.6	11.4	-9.4	-3.4	0.2
Europe Equities (FTSE) ▼	-2.8	9.8	15.6	10.3	10.9	7.3
Europe Bonds (JP Morgan) ▼	-0.9	0.3	7.6	-0.9	-1.9	0.7
Asia Real Estate ▼	-0.8	2.5	5.3	-2.7	-1.7	0.9
Asia Equities (FTSE) ▲	0.9	-0.8	14.7	11.2	11.2	7.6
Asia Bonds (JP Morgan) ▲	0.0	-1.2	2.0	0.6	-0.9	0.9
North America Real Estate ▲	3.6	4.2	20.0	1.4	6.9	5.9
North America Equities (FTSE) ▲	1.3	1.1	23.5	15.2	17.9	13.6
North America Bonds (JP Morgan) ▼	-2.2	2.2	9.1	1.6	0.1	1.9
Emerging Real Estate ▲	2.0	-1.3	3.9	-3.6	-6.8	0.2
Emerging Equities (FTSE) ▼	-0.6	0.7	17.9	4.9	6.9	5.2
Emerging Bonds (JP Morgan) ▼	-1.8	2.4	13.6	5.6	1.9	4.0

(*) Annualised.

FTSE EPRA Nareit Developed Europe Index

The Developed Europe Index posted limited but negative return (-9 bps) in February. Both European equities (-2.8%) and bonds (-92 bps) also posted negative monthly returns.

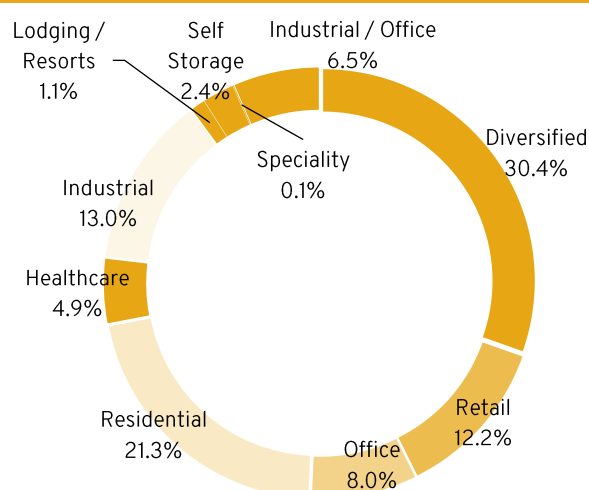
The Netherlands (3.7%), France (1.6%) Germany (38 bps) indexes returned positive while the UK (-22 bps) and Sweden (-1.8%) indexes saw negative returns for the month – *in Euros*.

No major corporate actions in Developed Europe.

Sector Performance: Healthcare (6.0%) was outperformer followed by retail (2.1%) and lodging/resorts (1.7%). Meanwhile, office (-1.9%) and self-storage (-1.3%) were the bottom performers and the remaining sectors also returned negative in February.

Developed Europe representing a free float MCap of around **EUR 198 billion** with **103 constituents**

Developed Europe Sector Split



FTSE EPRA Nareit Developed Asia Index

The Developed Asia Index saw limited but negative return (-81 bps) in February. Meanwhile, both Asian equities (91 bps) and bonds (4 bps) posted limited but positive monthly returns.

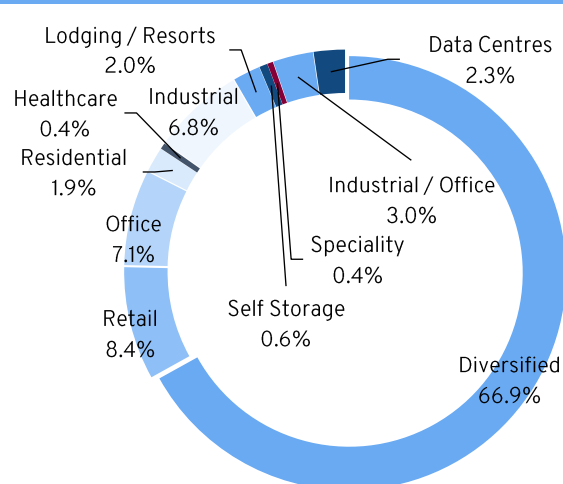
Hong Kong (6.2%), South Korea (5.5%), Japan (1.3%) and Singapore (26 bps) indexes returned positive while Australia (-6.8%) and New Zealand (-4.4%) indexes returned negative in Asia– *in Euros*.

Following the acquisition by Charter Hall (non-constituent), *Hotel Property Investments* (Australia) was deleted from the index.

Sector Performance: Industrial (3.0%), office (2.9%), residential (46 bps) and industrial/office (35 bps) were top performers while the remaining sectors returned negative which data centres (-8.1%) and lodging/resorts (4.6%) were the bottom performers in February.

Developed Asia representing a free float MCap of around **EUR 345 billion** with **133 constituents**

Developed Asia Sector Split



FTSE EPRA Nareit North America Index

The Developed North America Index posted positive month return (3.6%). North American equities (1.3) gained compared to a loss from bonds (-2.3%) in February.

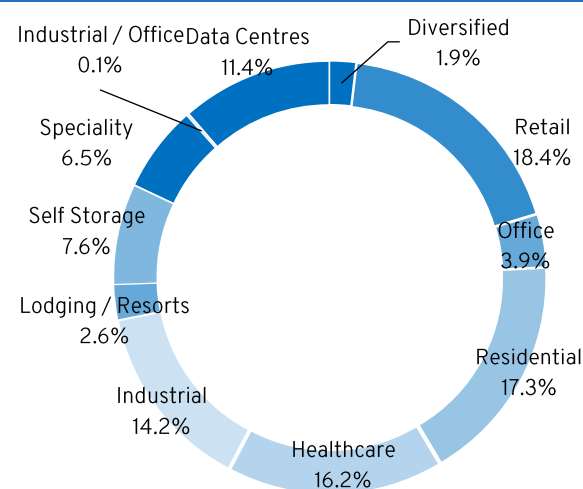
Both the U.S (3.6%) and Canada (3.0%) indexes saw positive returns for the month.

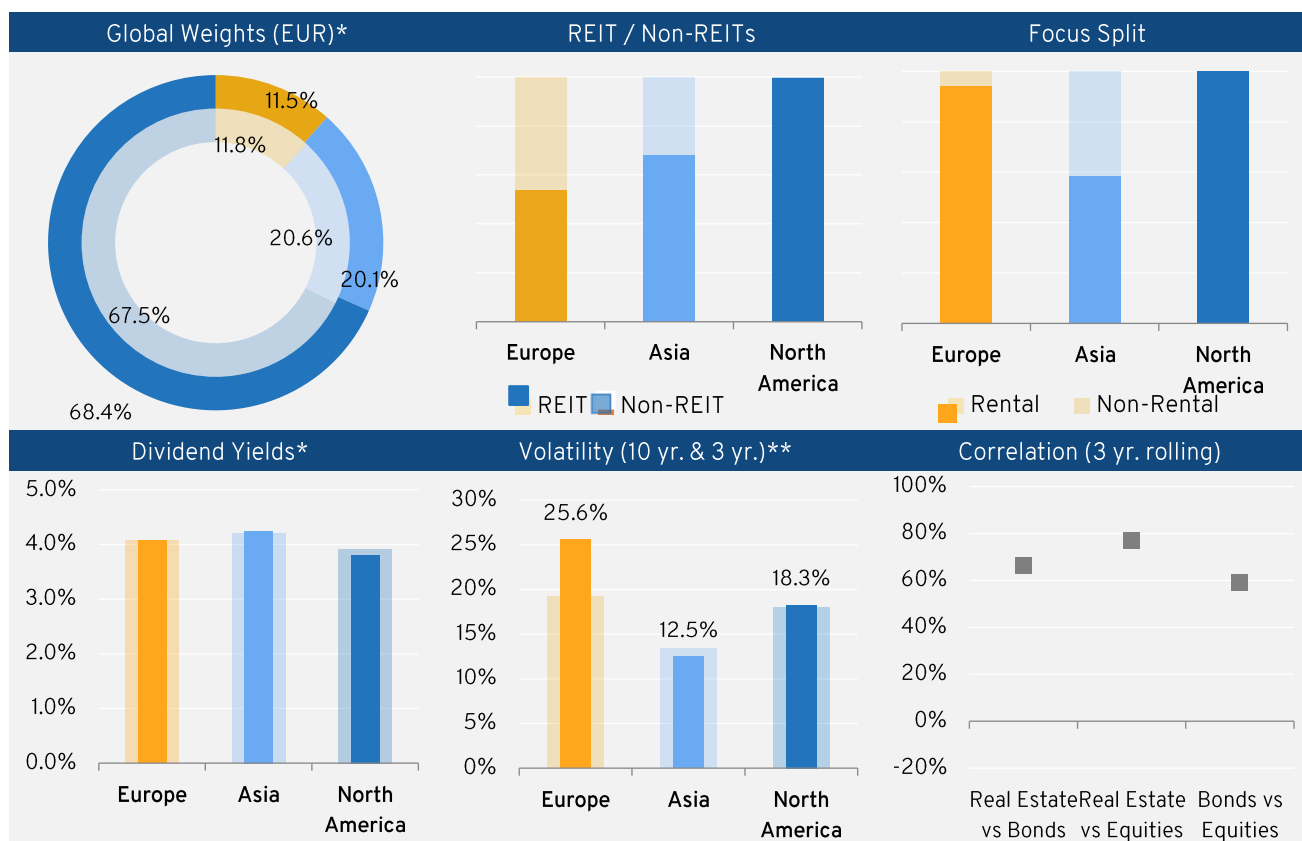
Following the acquisition by Blackstone (non-constituent), *Retail Opportunity* (USA) was deleted from the index.

Sector Performance: Industrial/office (11.2%), diversified (9.9%), healthcare (9.3%) and residential (6.6%) were outperformers while lodging/resorts (-5.3%), office (-4.0%) and data centres (-2.1%) were the bottom performers. The remaining sectors returned positive in February.

Developed North America representing a free float MCap of around **EUR 1,173 billion** with **120 constituents**

North America Sector Split




FTSE EPRA Nareit Developed Index – Top 10 Constituents

Company	Sector	Country		Total Return
ProLogis USA	Industrial	USA	▲	3.9%
Welltower	Health Care	USA	▲	13.0%
Equinix Inc	Data Centers	USA	▼	-0.5%
Simon Property Group, Inc.	Retail	USA	▲	7.0%
Digital Realty Trust	Data Centers	USA	▼	-4.6%
Realty Income Corp.	Retail	USA	▲	4.9%
Public Storage, Inc.	Self-Storage	USA	▲	1.7%
Goodman Group	Diversified	AU	▼	-14.1%
Vici Properties Inc	Specialty	USA	▲	9.1%
AvalonBay Communities Inc.	Residential	USA	▲	2.1%

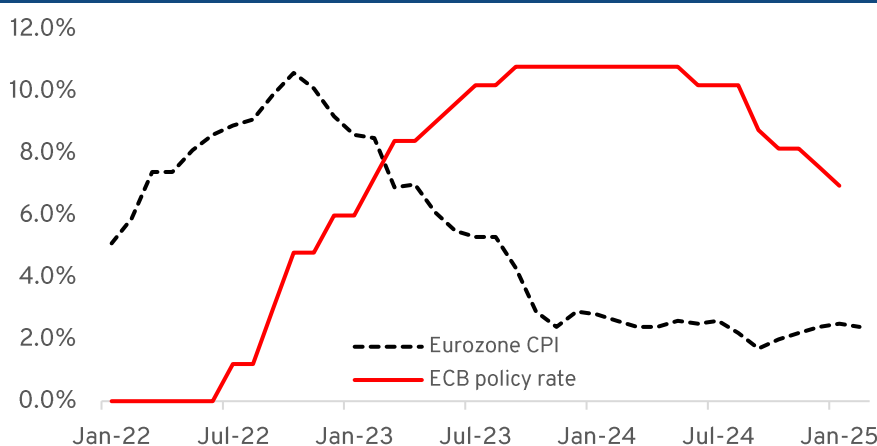
FTSE EPRA Nareit Emerging Index – Top 10 Constituents

Company	Sector	Country		Total Return
China Resources Land Ltd	Diversified	CHN	▲	10.4%
ALDAR PROPERTIES PJSC	Diversified	UAE	▲	16.7%
China Overseas Land & Investment Ltd.	Diversified	CHN	▲	16.5%
DLF	Diversified	IDA	▼	-14.7%
Central Pattana Public Company Limited	Diversified	THAI	▼	-7.1%
SM Prime Holdings	Diversified	PHIL	▼	-3.7%
Embassy Office Parks REIT	Offices	IDA	▲	0.0%
GDS Holdings	Data Centres	CHN	▲	70.2%
Macrotech Developers	Diversified	IDA	▼	-6.1%
Longfor Group Holding (P Chip)	Diversified	CHN	▲	10.8%

Dev. Europe: Total Return	Weekly Total Return by Sector					YTD
	Feb-25	7-Feb	14-Feb	21-Feb	28-Feb	Dec-24
Developed Europe	-0.1%	0.1%	0.6%	-1.3%	0.5%	2.6%
Healthcare	6.0%	0.2%	0.5%	4.5%	0.7%	6.7%
Retail	2.1%	0.3%	1.3%	0.8%	-0.3%	8.0%
Lodging/Resorts	1.7%	0.9%	-0.3%	-1.3%	2.4%	4.7%
Residential	0.0%	0.5%	-1.3%	-2.8%	3.7%	0.8%
Industrial	-0.2%	-1.4%	3.8%	-2.4%	-0.2%	4.2%
Diversified	-1.1%	0.5%	0.5%	-1.2%	-0.9%	2.1%
Self-Storage	-1.3%	-1.7%	-2.4%	2.4%	0.4%	-2.9%
Office	-1.9%	0.3%	0.9%	-2.2%	-1.0%	-0.1%

Source: Data is compiled from FTSE EPRA Nareit (as of 28 February 2025).

Eurozone : Inflation and policy rate



Source: Data is compiled from the ECB and Eurostat (as of 4 March 2025).

Link to Reports & Contacts

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

To read articles on the: [Blog](#)

[Index Ground Rules Version 12.3](#)

[Property Portfolio Analysis \(end of 2023\)](#)

[Emerging Markets 2024 \(Sept-24\)](#)

[Alternative Sector report \(Jul-24\)](#)

[Total Markets Table 2024-Q4](#) (quarterly)



Please visit our [website](#) for the latest research reports and [blog](#).

[Turning the tide: Listed real estate navigating today's interest rate cycle](#) (January 2025)

EPRA Education Programmes

[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 \(2025 Edition\)](#)

An online programme dedicated to understanding the listed real estate market, the next edition will be October/November 2025.

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

EPRA Index & Research Team

Dilek Pekdemir, PhD.
Research Manager
d.pekdemir@epra.com

David Moreno, CFA
Indexes Manager
d.moreno@epra.com

Iskren Marinov
Analyst Indices & Research
i.marinov@epra.com

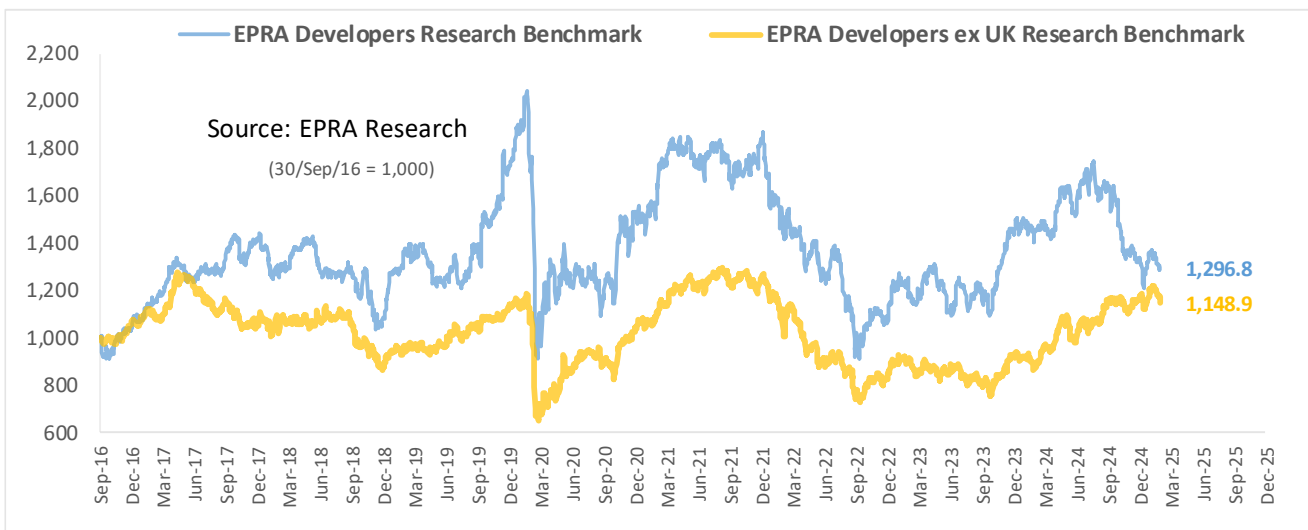
Giovanni Curatolo
Junior Analyst Indices & Research
g.curatolo@epra.com

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.

EPRA Developers Research Benchmark

28 February 2025



EPRA DEVELOPERS RESEARCH BENCHMARK	Developed Europe			Developed Europe ex UK		
	1M	YTD	1 Year	1M	YTD	1 Year
Total Return	-4.9%	-3.3%	-2.3%	-4.4%	-1.8%	29.9%
Return	YTD	6M	5 Years	YTD	6M	5 Years
Total Return	-3.3%	-19.7%	-20.7%	-1.8%	6.0%	7.8%
Maximum Return	4.5%	4.5%	11.5%	1.8%	2.3%	5.6%
Minimum Return	-2.8%	-5.5%	-13.2%	-3.2%	-3.2%	-12.5%
Mean Return (Annualized)	-16.3%	-33.3%	0.1%	-9.2%	15.5%	3.8%
Maximum Drawdown	-9.9%	-27.4%	-51.1%	-5.9%	-5.9%	-44.1%
Maximum Drawdown Length	8	82	201	16	16	286
Risk	YTD	6 Months	5 Years	YTD	6 Months	5 Years
Standard Deviation (Annualized)	23.1%	22.1%	30.6%	15.6%	14.6%	21.0%
Downside Risk (Annualized)	15.2%	16.0%	21.9%	12.1%	10.9%	16.0%
Kurtosis	0.90	1.51	5.52	0.01	0.01	0.13
Skewness	0.60	-0.21	-0.17	-0.01	0.00	-0.01
Semivariance (Annualized)	20.5%	23.5%	31.1%	17.6%	15.3%	23.1%
VaR (ex-post)	-2.29	-2.26	-2.93	-1.53	-1.41	-1.96
Risk-Adjusted Performance	YTD	6 Months	5 Years	YTD	6 Months	5 Years
Sharpe Ratio	-0.82	-1.64	-0.04	-0.76	0.86	0.12

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

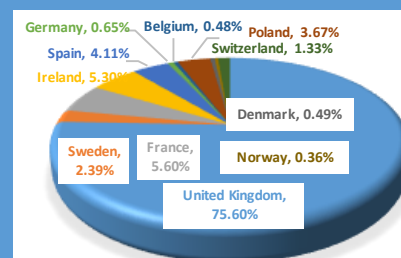
Review Dates: April, October

EPRA Developers Research Benchmark

28 February 2025

Constituent	Classification	Weight	Country	TR 1M	TR 1Y	Std.Dev
BERKELEY GROUP	Residential	14.57%	UK	-6.1%	-16.8%	21.5%
BARRATT REDROW P	Residential	16.21%	UK	-5.1%	-1.4%	27.1%
TAYLOR WIMPEY PL	Residential	13.76%	UK	-4.5%	-6.3%	25.2%
PERSIMMON	Residential	11.68%	UK	-3.6%	-2.3%	30.1%
VISTRY GROUP PLC	Residential	5.84%	UK	3.7%	-36.4%	50.5%
BELLWAY PLC	Residential	9.88%	UK	-9.6%	-6.3%	29.2%
CREST NICHOLS	Residential	1.55%	UK	-11.4%	-16.6%	42.6%
HARWORTH GROUP P	Diversified	0.96%	UK	-6.8%	29.7%	33.1%
MJ GLEESON PLC	Residential	0.74%	UK	-3.3%	-5.7%	32.0%
WATKIN JONES PLC	Residential	0.40%	UK	-5.7%	-33.5%	64.4%
NEXITY	Residential	2.46%	France	-18.1%	-20.1%	53.4%
KAUFMAN & BROAD	Residential	1.68%	France	-1.7%	23.9%	29.2%
ALTAREA	Residential	1.47%	France	3.8%	61.3%	31.7%
METROVACESA SA	Residential	1.65%	Spain	13.6%	40.6%	18.8%
NEINOR HOMES SA	Residential	1.66%	Spain	-9.7%	72.3%	22.8%
AEDAS HOMES SA	Residential	0.80%	Spain	-7.4%	82.7%	25.9%
IMMOBEL	Diversified	0.38%	Belgium	1.0%	-18.2%	33.9%
ATENOR	Diversified	0.10%	Belgium	-0.9%	-49.4%	33.0%
CAIRN HOMES	Residential	2.94%	Ireland	-5.3%	50.3%	27.8%
GLENVEAGH PROPER	Residential	2.36%	Ireland	-12.1%	28.9%	24.7%
DEVELIA SA	Diversified	2.11%	Poland	2.9%	33.2%	35.2%
DOMDEV	Residential	1.56%	Poland	-4.5%	44.8%	31.8%
HUSCIET A/S	Residential	0.49%	Denmark	-3.1%	25.4%	31.0%
INSTONE REAL EST	Residential	0.65%	Germany	3.6%	14.0%	34.3%
SELVAAG BOLIG AS	Residential	0.36%	Norway	-1.5%	8.8%	28.4%
JM AB	Residential	2.39%	Sweden	-5.4%	-3.5%	32.6%
CHAM GROUP AG	Diversified	1.33%	Switzerland	6.2%	84.2%	33.7%

Developers Sub-Indexes: Risk and Return	YTD	6 Months	5 Years	Sharpe	5Y Max. Drawdown
Liquid Developers: Total Return	-3.8%	-24.3%	-26.6%	-0.07	-51.8%
Standard Deviation (Annualized)	26.4%	25.0%	31.9%		201 Days
Residential Developers: Total Return	-3.7%	-20.9%	-23.1%	-0.05	-51.8%
Standard Deviation (Annualized)	24.1%	23.0%	31.2%		201 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