



EPRA

EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

MONTHLY MARKET REVIEW

MONTHLY MARKET REVIEW AND DEVELOPERS' RESEARCH BENCHMARK

June
2025

Global Overview

The FTSE EPRA Nareit Global Developed Real Estate Index lost (-2.3%) during June, bringing the YTD return down to -5.9%. Both global equities (-37 bps) and global bonds (-1.4%) saw a negative return for the month.

In terms of regional performance, Europe (50 bps), Asia (36 bps) posted limited but still positive monthly returns while North America (-3.8%) returned negative. Emerging markets (97 bps) saw lower but positive return in June.

Focusing on sectors, industrial/office (1.8%) was outperformer followed by office (96 bps), diversified (69 bps) and specialty (62 bps) posting lower but still positive monthly returns. Meanwhile, data centres (-7.6%), self-storage (-5.6%) and industrial (-3.6%) were bottom performers and the remaining sectors also returned negative for the month.

At the end of June, the **FEN Developed Index** totalled 358 constituents, representing a free float market capitalisation of around EUR 1.54 trillion and the **FEN Emerging Index** totalled 121 constituents, representing a free float market capitalisation of around EUR 122 billion.

EPRA Developers Research Benchmark

The *EPRA Developers Research Benchmark* returned negative (-2.2%), mainly affected by the UK homebuilders that dropped -2.8% in June. Meanwhile, the continental developers showed a positive return of 0.8% where the top performers were Germany (13.5%), Poland (5.6%) and Spain (4.6%). The YTD performance for the entire benchmark remained positive (3.5%) while the 1y return was negative (-2.9%). There was one deletion (*Altarea*, France) due to the inclusion of in the FTSE EPRA Nareit Developed Europe index, the benchmark now has 26 constituents representing EUR 43,036 million in full market cap. - see p.5.

2025-Q2 Quarterly Review

During the Q2-2025 quarterly review, four companies were added, and three companies were deleted from the Developed index, whereby five additions and two deletions in the Emerging index. The details are given in the related sections.

Highlights of the Month

The eurozone inflation rate dropped significantly in May (1.9% from 2.2% in April), bringing inflation below the ECB's 2% target for the first time since the last September. It is likely to stay below 2% in the near term, before returning target level in the medium term. This gave comfort to the ECB to lower the three key interest rates by 25 bps at the June meeting, bringing the main refinancing operations rate down to 2.15%. There is an ongoing debate as to whether the ECB will implement another cut or keep rates steady in the coming period.

The higher tariffs imposed by the US Administration, coupled with elevated trade policy uncertainty, are shaping the economic outlook. However, these headwinds are partly compensated by stronger than expected economic activity in the first quarter. The eurozone GDP grew 1.5%, employment increased by 0.7% and unemployment rate slightly declined to 5.9% in Q1-2025 (*on an annual basis*). In the context of high uncertainty, the ECB staff projections assessed how different trade policy paths could impact growth and inflation: a further escalation of trade tensions could lead to both growth and inflation falling below the baseline projections; by contrast, a benign resolution of trade disputes might result in higher inflation than in the baseline projections (see p.4).

The FTSE EPRA Nareit Developed Europe Index saw (50 bps) positive but lower return, bringing YTD performance to 9.9%. The European average LTV slightly decreased to 38.55% in June. The P/D to NAV also declined to -25.51% and all sectors are trading with discounts, the lowest for industrial/office (-16.89%) and the highest for residential (-50.67%).

FTSE EPRA Nareit Global Index Total Return						
% Total Returns (EUR)	Jun-25	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*
Global Real Estate	▼ -2.3	-5.9	2.6	0.6	5.2	3.6
Global Equities (FTSE)	▼ -0.4	-6.1	3.5	12.8	13.3	10.2
Global Bonds (JP Morgan)	▼ -1.4	-5.3	-1.1	-2.6	-3.5	0.0
Europe Real Estate	▲ 0.5	9.9	9.5	3.2	1.5	1.6
Europe Equities (FTSE)	▼ -1.5	8.9	8.2	13.4	11.1	7.4
Europe Bonds (JP Morgan)	▼ -3.0	-10.8	-5.1	-3.7	-3.8	-0.1
Asia Real Estate	▲ 0.4	4.0	8.1	-1.5	2.0	1.3
Asia Equities (FTSE)	▲ 0.1	-5.4	0.4	8.8	10.2	6.7
Asia Bonds (JP Morgan)	▼ -2.6	-13.0	-9.1	-4.8	-2.6	-0.4
North America Real Estate	▼ -3.8	-11.6	-0.7	0.8	7.3	5.1
North America Equities (FTSE)	▲ 0.6	-6.8	5.3	15.1	15.3	12.7
North America Bonds (JP Morgan)	▼ -2.2	-8.7	-4.0	-2.1	-2.4	0.8
Emerging Real Estate	▲ 1.0	-3.1	2.1	-3.7	-4.2	-0.2
Emerging Equities (FTSE)	▲ 1.6	-0.7	6.9	6.5	7.3	5.0
Emerging Bonds (JP Morgan)	▼ -1.4	-7.2	-0.3	4.1	0.9	2.9

(*) Annualised.

FTSE EPRA Nareit Developed Europe Index

The Developed Europe Index (50 bps) posted positive but lower return compared to losses from European equities (-1.5%) and bonds (-3.0%).

Germany (3.5%), the Netherlands (1.2%), Sweden (1.2%) indexes posted positive returns, while France (-2.7%) and the UK (-53 bps) indexes saw negative returns for the month – *in Euros*.

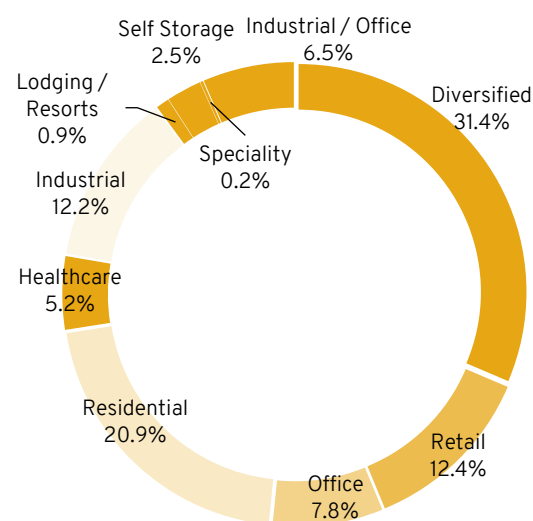
Subject to completion of merger between *Urban Logistics REIT (UK)* which was deleted from the index, and *LondonMetric Property (UK)* remained in the index with an increased shares in issue total of 2,316,257,380 and a decreased investability weighting from 96.75% to 95.32%.

Q2-2025 Quarterly Review: *Altarea* (France, retail), *Heba Fastighets* (Sweden, Residential) and *HIAG Immobilien Holding* (Switzerland, Diversified) were added and there were no deletions in the European index.

Sector Performance: Diversified (2.6%), retail (1.9%) and lodging/resorts (1.6%) were top performers while industrial (-1.3%) and self-storage (-2.2%) were bottom performers as the only sectors that returned negative.

Developed Europe representing a free float MCap of around EUR 205 billion with 105 constituents

Developed Europe Sector Split



FTSE EPRA Nareit Developed Asia Index

The Developed Asia Index (36 bps) returned positive, and YTD stands at 4.0% in June. Asian equities (5 bps) posted low but positive monthly return compared to a loss from bonds (-2.6%) for the month.

Hong Kong (3.7%), Singapore (2.6%), New Zealand (72 bps) and Australia (53 bps) indexes posted positive returns while South Korea (-2.2%) and Japan (-1.5%) returned negative in Asia– *in Euros*.

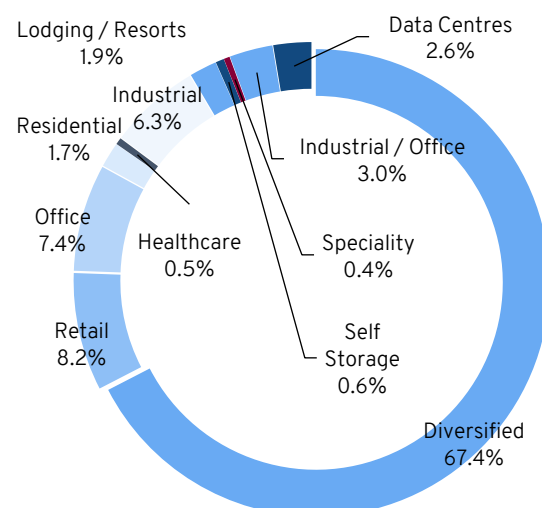
Aero Mall (Japan) was deleted due to delisting in Developed Asia.

Q2-2025 Quarterly Review: (Hong Kong) was added and no deletion in Asian index.

Sector Performance: Data Centres (7.1%) was the top performer, followed by industrial/office (1.9%) and office (1.3%) while retail (-2.7%). Residential (-1.7%) and lodging/resorts (-37 bps) were the bottom performers. The remaining sectors posted relatively lower positive monthly returns.

Developed Asia representing a free float MCap of around EUR 336 billion with 133 constituents

Developed Asia Sector Split



FTSE EPRA Nareit North America Index

The Developed North America Index posted negative monthly return (-3.8%), bringing YTD down to -11.6% in June. North American equities (57 bps) gained compared to a loss from bonds (-2.2%) for the month.

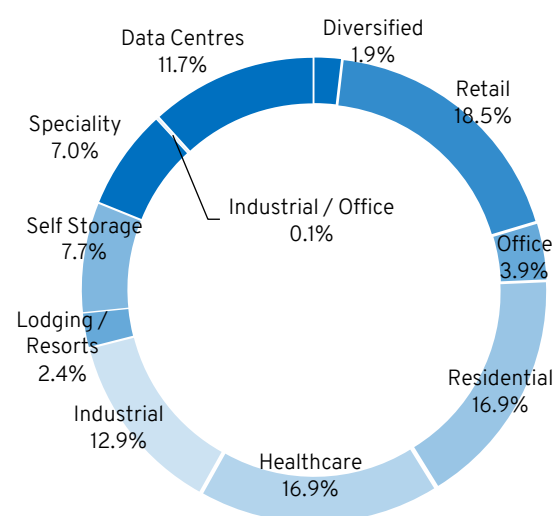
Both the U.S (-3.9%) and Canada (-1.5%) indexes saw negative returns for the month – *in Euros*.

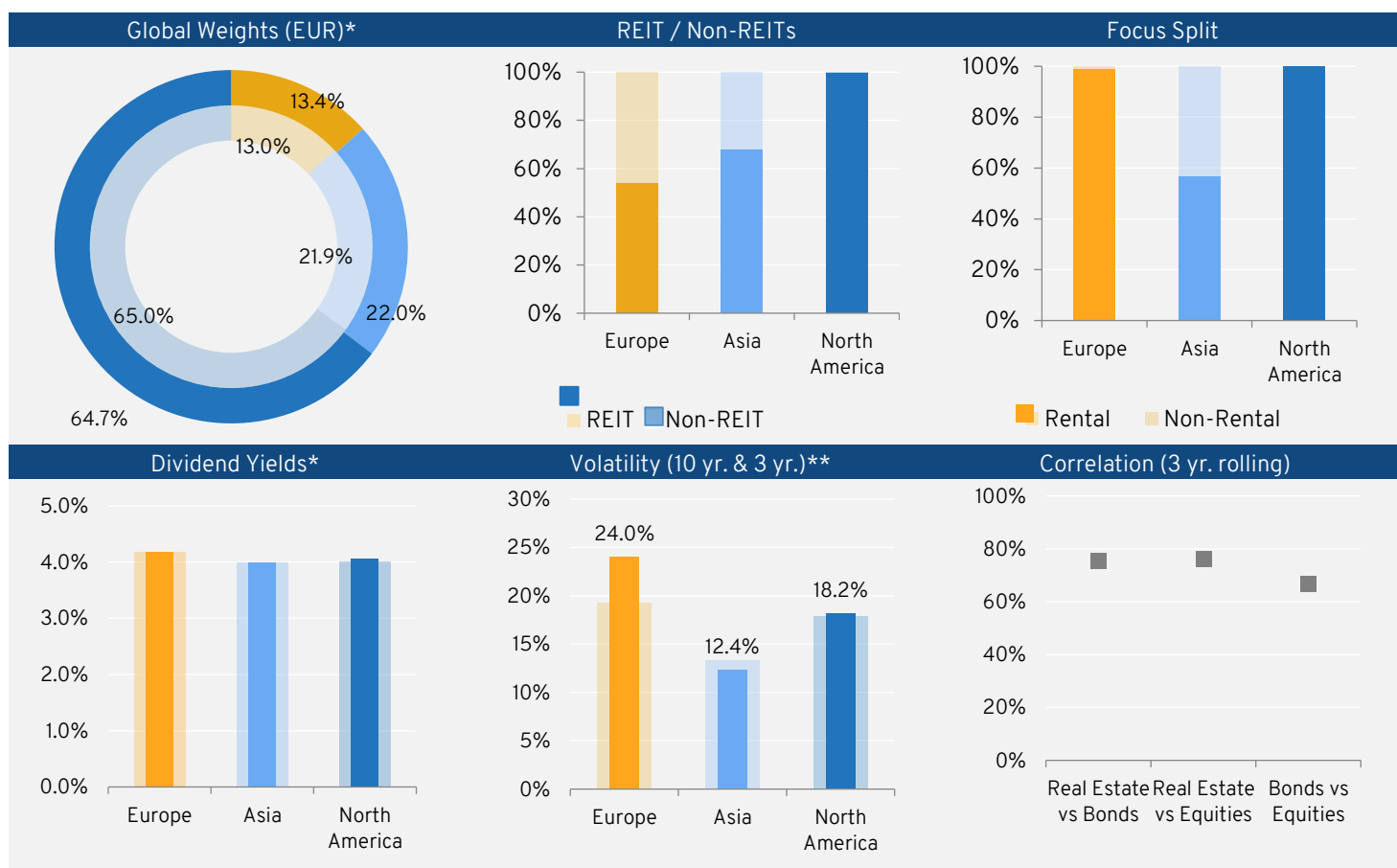
Q2-2025 Quarterly Review: Armada Hoffler Properties Inc., Site Centers Corp. and Summit hotel Properties Inc. were deleted (all the US) and no additions in North American index.

Sector Performance: Office (92 bps) and specialty (62 bps) were the only sectors posted lower but positive returns, while data centres (-8.5%), self-storage (-5.9%), industrial/office (-5.9%) and residential (-4.8%) were the bottom performers. The remaining sectors also saw negative monthly returns.

Developed North America representing a free float MCap of around EUR 991 billion with 117 constituents

North America Sector Split





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

FTSE EPRA Nareit Developed Index – Top 10 Constituents

Company	Sector	Country		Total Return
Welltower	Health Care	USA	▼	-0.4%
ProLogis USA	Industrial	USA	▼	-2.3%
Equinix Inc	Data Centers	USA	▼	-10.5%
Digital Realty Trust	Data Centers	USA	▲	2.4%
Simon Property Group, Inc.	Retail	USA	▼	-0.1%
Realty Income Corp.	Retail	USA	▲	1.8%
Public Storage, Inc.	Self-Storage	USA	▼	-3.9%
Goodman Group	Diversified	AU	▲	4.5%
Vici Properties Inc	Specialty	USA	▲	4.2%
Extra Space Storage	Self-Storage	USA	▼	-1.4%

FTSE EPRA Nareit Emerging Index – Top 10 Constituents

Company	Sector	Country		Total Return
China Resources Land Ltd	Diversified	CHN	▲	8.7%
ALDAR PROPERTIES PJSC	Diversified	UAE	▲	7.3%
China Overseas Land & Investment Ltd.	Diversified	CHN	▲	5.5%
DLF	Diversified	IDA	▲	5.0%
Macrotech Developers	Diversified	IDA	▼	-2.9%
NEPI Rockcastle N.V.	Retail	SAF	▶	0.0%
SM Prime Holdings	Diversified	PHIL	▲	4.0%
Embassy Office Parks REIT	Offices	IDA	▲	2.1%
Prologis property Mexico SA	Industrial	MEX	▼	-4.5%
Fibra Uno Admisistracion SA	Diversified	MEX	▲	5.0%

Dev. Europe: Total Return	Weekly Total Return by Sector					YTD
	Jun-25	6-Jun	13-Jun	20-Jun	27-Jun	Dec-24
Developed Europe	0.5%	-0.8%	-1.2%	2.2%	0.5%	9.9%
Self-Storage	2.6%	-3.1%	1.1%	2.6%	2.6%	6.2%
Residential	1.9%	0.4%	-2.7%	5.3%	-0.3%	4.5%
Lodging/Resorts	1.6%	1.7%	-3.9%	1.8%	3.8%	-5.5%
Diversified	1.1%	-0.9%	-1.3%	2.5%	0.7%	11.3%
Office	0.8%	-1.6%	0.3%	0.9%	0.8%	8.2%
Healthcare	0.3%	0.7%	0.0%	0.9%	-0.7%	29.0%
Retail	-1.6%	-1.6%	-0.3%	0.1%	-0.3%	18.4%
Industrial	-2.2%	-2.1%	0.0%	0.4%	0.1%	6.1%

Source: Data is compiled from FTSE EPRA Nareit (as of 30 June 2025).

Growth and inflation projections	2025	2026	2027
GDP growth (%)	0.9	1.1	1.3
HICP (%)	2.0	1.6	2.0
Unemployment rate (%)	6.3	6.3	6.0
Oil price (USD/barrel)	66.7	62.8	64.2
USD/EUR exchange rate	1.1	1.1	1.1
3-month EURIBOR (%)	2.1	1.9	2.2
10-yr government bond yield	3.1	3.4	3.6
Alternative scenario-mild			
GDP growth	1.2	1.5	1.4
HICP	2.0	1.7	2.1
Alternative scenario-severe			
GDP growth	0.5	0.7	1.1
HICP	2.0	1.5	1.8

Source: Eurosystem staff macroeconomic projections for the euro area (June 2025)

Link to Reports & Contacts	EPRA Education Programmes	EPRA Index & Research Team
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RETHINK
 The role of listed real estate (LRE) for generalist investors
 EPRA Research | March 2025

EPRA Education Programmes

[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 start the week of **October 13th, 2025**. Please fill the [registration form](#)

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Stay tuned for the 2026 edition

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

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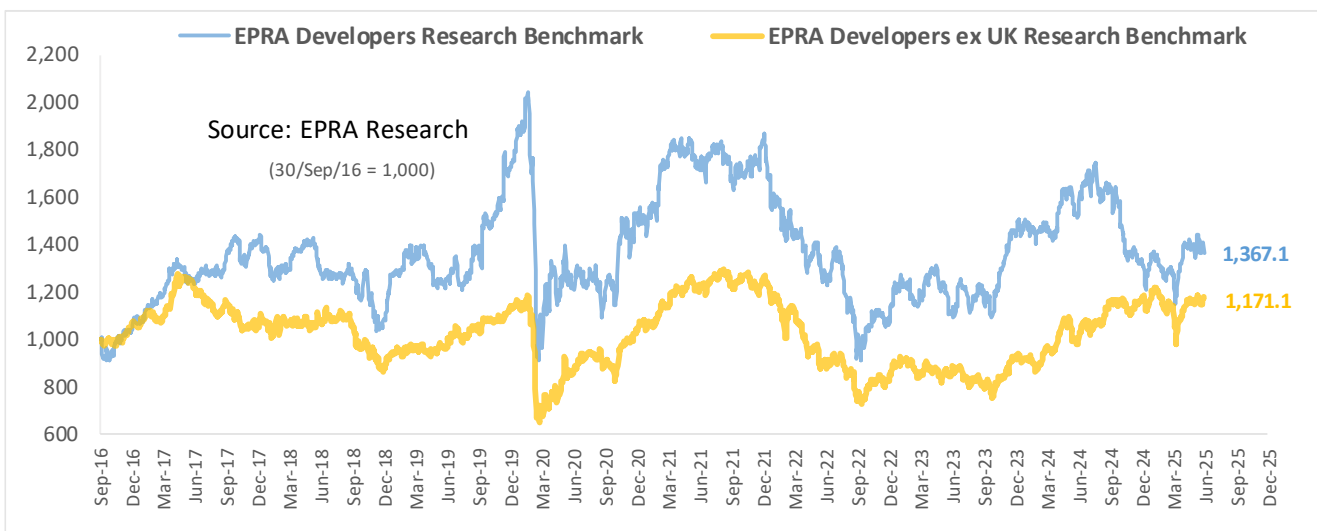
MAY 28, 2025

Is portfolio diversification different under US tariffs?

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EPRA Developers Research Benchmark

30 June 2025



EPRA DEVELOPERS RESEARCH BENCHMARK	Developed Europe			Developed Europe ex UK		
	1M	YTD	1 Year	1M	YTD	1 Year
Total Return	-2.2%	3.5%	-2.9%	0.8%	6.7%	27.6%
Return	YTD	6M	5 Years	YTD	6M	5 Years
Total Return	3.5%	3.5%	20.9%	6.7%	6.7%	45.0%
Maximum Return	4.5%	4.5%	10.3%	2.9%	2.9%	5.6%
Minimum Return	-4.5%	-4.5%	-6.4%	-3.3%	-3.3%	-4.4%
Mean Return (Annualized)	10.3%	14.1%	7.5%	15.8%	17.7%	9.4%
Maximum Drawdown	-15.1%	-15.1%	-51.1%	-14.2%	-14.2%	-44.1%
Maximum Drawdown Length	45	45	201	44	44	286
Risk	YTD	6 Months	5 Years	YTD	6 Months	5 Years
Standard Deviation (Annualized)	23.9%	23.9%	26.1%	17.5%	17.5%	17.8%
Downside Risk (Annualized)	17.0%	17.1%	18.4%	13.2%	13.2%	12.9%
Kurtosis	1.09	1.05	2.39	0.01	0.01	0.02
Skewness	-0.01	-0.03	0.12	-0.01	-0.01	0.00
Semivariance (Annualized)	24.5%	24.6%	25.9%	18.9%	19.0%	18.5%
VaR (ex-post)	-2.22	-2.20	-2.54	-1.63	-1.62	-1.72
Risk-Adjusted Performance	YTD	6 Months	5 Years	YTD	6 Months	5 Years
Sharpe Ratio	0.33	0.49	0.23	0.77	0.88	0.45

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

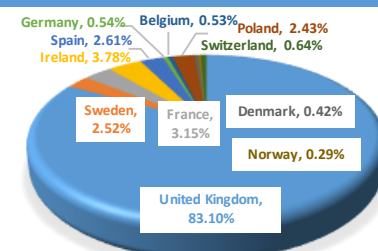
Review Dates: April, October

EPRA Developers Research Benchmark

30 June 2025

Constituent	Classification	Weight	Country	TR 1M	TR 1Y	Std.Dev
BERKELEY GROUP	Residential	16.21%	UK	-10.1%	-15.9%	22.9%
BARRATT REDROW P	Residential	15.75%	UK	-2.8%	-0.8%	28.9%
TAYLOR WIMPEY PL	Residential	15.01%	UK	-2.4%	-11.0%	26.8%
PERSIMMON	Residential	12.58%	UK	-1.5%	-1.1%	31.1%
VISTRY GROUP PLC	Residential	10.24%	UK	-0.3%	-46.6%	56.2%
BELLWAY PLC	Residential	9.96%	UK	4.5%	15.2%	32.5%
CREST NICHOLS	Residential	1.60%	UK	0.4%	-22.1%	42.4%
HARWORTH GROUP P	Diversified	0.73%	UK	5.9%	12.7%	30.4%
MJ GLEESON PLC	Residential	0.72%	UK	-25.0%	-22.1%	41.5%
WATKIN JONES PLC	Residential	0.30%	UK	-2.6%	-38.1%	70.8%
NEXITY	Residential	1.87%	France	-4.6%	14.7%	45.1%
KAUFMAN & BROAD	Residential	1.28%	France	-1.3%	37.9%	27.7%
METROVACESA SA	Residential	1.05%	Spain	-0.5%	41.5%	20.3%
NEINOR HOMES SA	Residential	1.05%	Spain	17.5%	63.7%	31.5%
AEDAS HOMES SA	Residential	0.52%	Spain	-10.7%	26.2%	29.0%
IMMOBEL	Diversified	0.39%	Belgium	3.6%	-24.2%	32.5%
ATENOR	Diversified	0.14%	Belgium	-3.5%	-53.9%	29.6%
CAIRN HOMES	Residential	2.00%	Ireland	-1.3%	41.8%	31.2%
GLENVEAGH PROPER	Residential	1.78%	Ireland	-4.6%	36.4%	26.6%
DEVELIA SA	Diversified	1.54%	Poland	6.9%	50.6%	35.1%
DOMDEV	Residential	0.88%	Poland	4.1%	46.5%	31.0%
HUSCIET A/S	Residential	0.42%	Denmark	-14.5%	-16.0%	30.8%
INSTONE REAL EST	Residential	0.54%	Germany	13.5%	24.3%	34.5%
SELVAAG BOLIG AS	Residential	0.29%	Norway	-1.1%	-5.5%	28.0%
JM AB	Residential	2.52%	Sweden	1.2%	-20.5%	31.9%
CHAM SWISS PROPE	Diversified	0.64%	Switzerland	-1.1%	2.2%	19.9%

Developers Sub-Indexes: Risk and Return	YTD	6 Months	5 Years	Sharpe	5Y Max. Drawdown
Liquid Developers: Total Return	3.7%	3.7%	13.1%	0.18	-51.8%
Standard Deviation (Annualized)	26.1%	26.1%	27.5%		201 Days
Residential Developers: Total Return	2.5%	2.5%	16.0%	0.20	-51.8%
Standard Deviation (Annualized)	24.3%	24.3%	26.6%		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 FFM

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