



EPRA

EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

MONTHLY
MARKET REVIEW

Monthly Market Review

February 2018

02
February
2018



EPRA
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REAL ESTATE ASSOCIATION

FTSE EPRA/NAREIT Real Estate Index Series

February 2018

Monthly Market Review

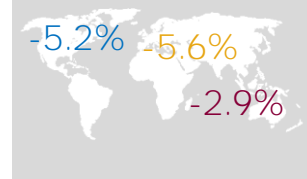
Europe

Asia

Americas

Emerging

% Total Returns (EUR)	Feb-18	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
Global Real Estate	-4.6	-8.1	-12.6	-1.2	6.4	6.3	7.4
Global Equities (FTSE)	-3.5	0.4	15.5	8.7	12.1	7.2	6.2
Global Bonds (JP Morgan)	-0.1	-1.0	0.2	1.1	2.5	3.4	4.0
Europe Real Estate	-5.6	-6.5	4.9	0.2	11.0	4.7	7.5
Asia Real Estate	-2.9	-0.6	-4.0	0.7	4.2	4.8	6.7
North America Real Estate	-5.2	#####	-21.1	-2.8	6.5	8.4	7.8



FTSE EPRA/NAREIT Developed Index

The FTSE EPRA/NAREIT Developed (Global) Index decreased 4.6% during February 2018. Global equities and global bonds market lost 3.5% and 0.1% respectively during the month of February. Real estate markets in North America decreased 5.2% and Europe's market decreased by 5.6% while Asia was down 2.9%.

Over a one-year period, global real estate investments have returned -12.6% compared to a gain of 15.5% and a gain of 0.2% from global equities and global bonds, respectively. Annualised ten-year rolling returns for real estate investments stand at 6.3%. Equities gained 7.2% while bonds markets posted a 4.0% return per annum.

At the end of February 2018, the FTSE EPRA/NAREIT Developed Index counted a total of 332 constituents, representing a free float market capitalisation of over EUR 1,133 billion.

Developed Index (TR) (EUR)

(ENGL) **3,976** ▼ -4.6%

Developed Europe (TR) (EUR)

(EPRA) **4,205** ▼ -5.6%

Developed Asia (TR) (EUR)

(EGAS) **2,830** ▼ -2.9%

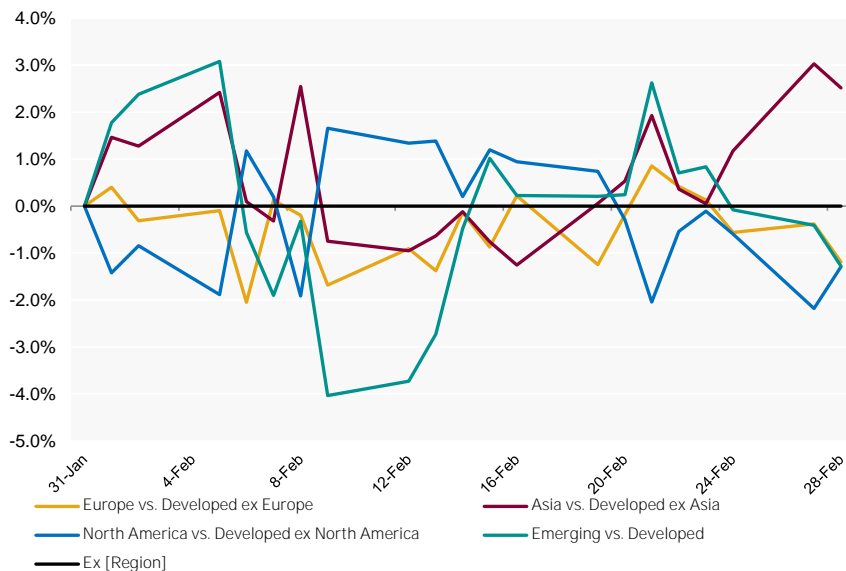
North America (TR) (EUR)

(EGNA) **5,218** ▼ -5.2%

Emerging (TR) (EUR)

(ENEI) **3,461** ▼ -5.9%

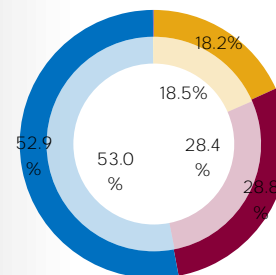
Monthly Regional Over/Under Performance



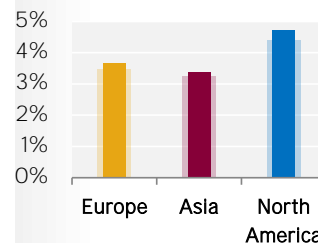
* Annualised

** 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
Canadian REIT	CAN	▲ 12.5%
Helical Bar Plc	UK	▲ 8.7%
Tokyu REIT	JA	▲ 6.9%
Japan Logistics Fund	JA	▲ 5.6%
New Senior Investment Group	USA	▲ 5.5%

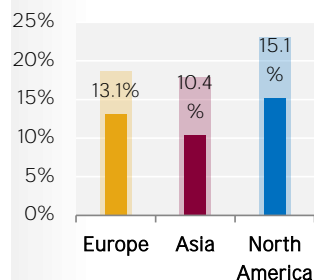
FTSE EPRA/NAREIT Developed Index – Bottom 5 Performers

Company	Country	Total Return
OTS Realty Trust	USA	▼ -35.2%
Wereldhave NV	NETH	▼ -24.2%
Cedar Realty Trust	USA	▼ -21.4%
Franklin Street Properties	USA	▼ -20.2%
LaSalle Hotel Properties	USA	▼ -19.7%

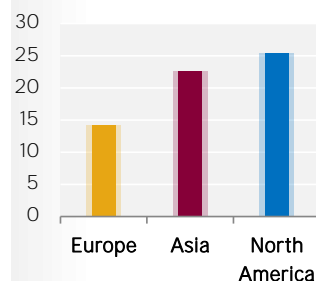
FTSE EPRA/NAREIT Developed Index – Top 10 Constituents

Company	Country	Total Return
Simon Property Group, Inc.	USA	▼ -4.9%
ProLogis	USA	▼ -6.8%
Public Storage, Inc.	USA	▼ -0.7%
Sun Hung Kai Properties Limited	HK	▼ -3.8%
Cheung Kong (Holdings) Ltd.	HK	▼ -9.3%
Unibail Rodamco	NETH	▼ -7.2%
Mitsui Fudosan Co., Ltd.	JA	▼ -9.8%
Vonovia SE	GER	▼ -5.4%
AvalonBay Communities, Inc.	USA	▼ -8.4%
Mitsubishi Estate Company, Limited	JA	▼ -10.2%

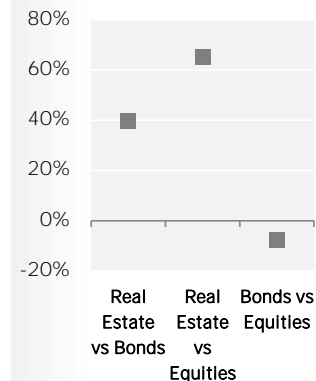
Volatility (10 yr. & 3 yr.)*



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

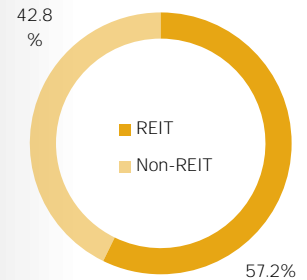
The FTSE EPRA/NAREIT Developed Europe Index lost 5.6% during February 2018. The UK Index decreased by 5.1% compared to a decrease of 7.4% in France. The Netherlands was down by 8.5%.

At the end of February 2018, the FTSE EPRA/NAREIT Developed Europe Index counted a total of 102 constituents, representing a free float market capitalisation of over EUR 206 billion.

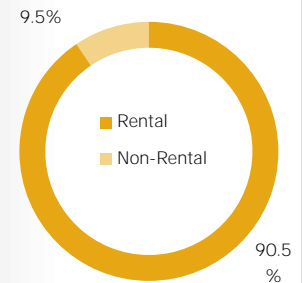
FTSE EPRA/NAREIT Developed Europe - Selected Country Indices

% Total Returns	Feb-18	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
Europe (EUR)	-5.6	-6.5	4.9	0.2	11.0	4.7	7.5
Europe ex UK (EUR)	-5.4	-6.2	7.8	3.8	11.7	6.6	10.3
UK (GBP)	-5.1	-7.8	2.1	-0.8	9.2	1.9	4.5
France (EUR)	-7.4	-6.7	14.3	2.1	9.3	7.7	13.2
Netherlands (EUR)	-8.5	-9.3	-5.5	-5.4	5.0	0.4	6.6

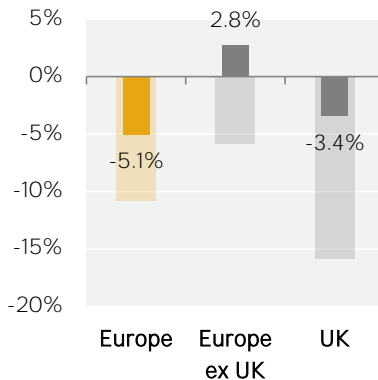
Developed Europe REIT / Non-REITs



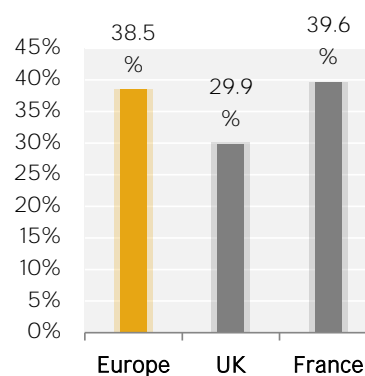
Developed Europe Focus split



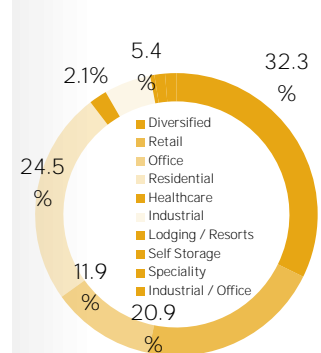
Discounts to NAV*



LTV (last month)



Developed Europe Sector split



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FTSE EPRA/NAREIT Developed EMEA Index – Top 5 Performers

Company	Country	Total Return
Helical Bar Plc	UK	▲ 8.7%
DIC Asset AG	GER	▲ 5.0%
Fabege AB	SWED	▲ 4.5%
Lar Espana	SP	▲ 3.7%
Pandex AB	SWED	▲ 3.2%

FTSE EPRA/NAREIT Developed EMEA – Bottom 3 Performers

Company	Country	Total Return
Wereldhave NV	NETH	▼ -24.2%
Immobiliare Grande Distribuzione SIIQ SpA	ITA	▼ -15.8%
Citycon Oyj	FIN	▼ -14.3%
Mercialys	FRA	▼ -12.4%
Eurocommercial Properties NV	NETH	▼ -11.9%

FTSE EPRA/NAREIT Developed EMEA – Top 10 Constituents

Company	Country	Total Return
Unibail Rodamco	NETH	▼ -7.2%
Vonovia SE	GER	▼ -5.4%
Deutsche Wohnen AG	GER	▼ -6.7%
Land Securities Group PLC	UK	▼ -7.5%
British land company	UK	▼ -6.1%
Klepierre SA	FRA	▼ -7.8%
Gecina	FRA	▼ -8.3%
SEGRO	UK	▼ -1.7%
Swiss Prime Site AG	SWIT	▼ -1.8%
LEG Immobilien AG	GER	▼ -5.9%

Corporate Actions

Target Healthcare REIT had a 2-for-11 rights issue at GBp 108, the new number of shares in issue is 298,031,915. Axiare Patrimonio SOCIMI from Spain has a new free float of 13.14%, coming down from 70.02%. Italian constituent Igd – Immobiliare Grande Distribuzione had a 1-for-10 consolidation which resulted in a new number of shares in issue of 81,304,563.

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FTSE EPRA/NAREIT Developed Asia Index

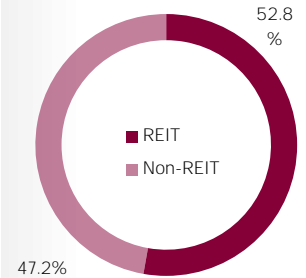
The FTSE EPRA/NAREIT Developed Asia Index decreased by 2.9% during February 2018. The Hong Kong Index was down 5.2% compared to a decrease of 5.4% in Japan. The Australia Index was down by 3.3%, while Singapore decreased 3.3% during the month.

At the end of February 2018, the FTSE EPRA/NAREIT Developed Asia Index counted a total of 80 constituents, representing a free float market capitalisation of over EUR 326 billion.

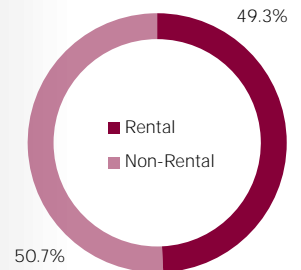
FTSE EPRA/NAREIT Developed Asia - Selected Country Indices

% Total Returns	Feb-18	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
Asia (EUR)	-2.9	-0.6	-4.0	0.7	4.2	4.8	6.7
Hong Kong (HKD)	-5.2	-0.8	23.1	7.3	4.5	4.1	8.8
Japan (JPY)	-5.4	2.0	-0.5	-3.4	4.8	3.0	4.7
Australia (AUD)	-3.3	-6.3	-0.3	4.6	10.0	2.5	6.2
Singapore (SGD)	-5.8	-2.5	16.1	6.0	4.8	2.7	6.4

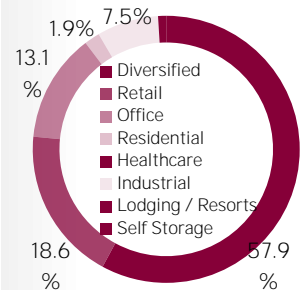
Developed Asia REIT / Non-REITs



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
Tokyu REIT	JA	▲ 6.9%
Japan Logistics Fund	JA	▲ 5.6%
Hysan Development Company Limited	HK	▲ 3.8%
Mori Hills REIT Investment	JA	▲ 3.2%
Japan Excellent Asset Management ("JEI")	JA	▲ 2.2%

FTSE EPRA/NAREIT Developed Asia – Bottom 3 Performers

Company	Country	Total Return
Hulic	JA	▼ -13.6%
Mapletree Logistics Trust	SI	▼ -10.9%
Mitsubishi Estate Company, Limited	JA	▼ -10.2%
Mitsui Fudosan Co., Ltd.	JA	▼ -9.8%
Hang Lung Properties Ltd.	HK	▼ -9.7%

FTSE EPRA/NAREIT Developed Asia – Top 10 Constituents

Company	Country	Total Return
Sun Hung Kai Properties Limited	HK	▼ -3.8%
Cheung Kong (Holdings) Ltd.	HK	▼ -9.3%
Mitsui Fudosan Co., Ltd.	JA	▼ -9.8%
Mitsubishi Estate Company, Limited	JA	▼ -10.2%
Link REIT	HK	▼ -3.3%
Sumitomo Realty & Development Co Ltd	JA	▼ -6.8%
Scentre Group	AUD	▼ -4.8%
Westfield Corporation Limited	AU	▼ -2.8%
Goodman Group	AU	▲ 1.5%
New World Development Company Limited	HK	▼ -5.9%

Corporate Actions

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FTSE EPRA/NAREIT North America Index

The FTSE EPRA/NAREIT North America Index decreased by 7.2% during February 2018. The United States Index lost 7.3% compared to a decrease of 1.1% in Canada .

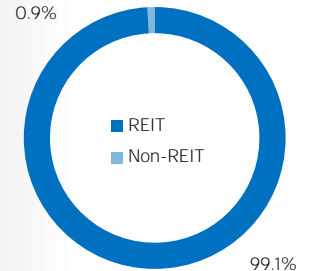
At the end of February 2018, the FTSE EPRA/NAREIT North America Index counted a total of 149 constituents, representing a free float market capitalisation of over EUR 599 billion.

FTSE EPRA/NAREIT North America - Country Indices

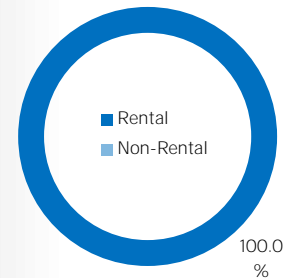
% Total Returns	Feb-18	YTD	1 yr	3 yrs*	5 yrs*	10 yrs*	20 yrs*
North America (USD)	-7.2%	-10.8%	-9.5%	0.0%	5.1%	6.1%	8.2%
United States (USD)	-7.3%	-11.2%	-10.4%	-0.2%	5.4%	6.1%	8.2%
Canada (CAD)	-1.1%	-1.2%	5.1%	4.4%	5.5%	8.4%	8.8%



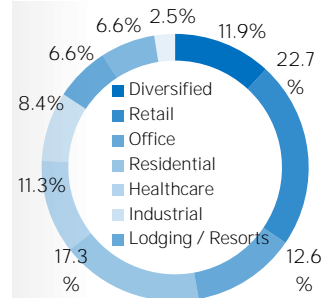
North America REIT / Non-REITs



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
Canadian REIT	CAN	▲ 12.5%
New Senior Investment Group	USA	▲ 5.5%
Boardwalk REIT	CAN	▲ 2.6%
Extra Space Storage	USA	▲ 1.9%
Alexander's Inc.	USA	▲ 1.8%

FTSE EPRA/NAREIT North America – Bottom 3 Performers

Company	Country	Total Return
QTS Realty Trust	USA	▼ -35.2%
Cedar Realty Trust	USA	▼ -21.4%
Franklin Street Properties	USA	▼ -20.2%
LaSalle Hotel Properties	USA	▼ -19.7%
Chatham Lodging Trust	USA	▼ -18.3%

FTSE EPRA/NAREIT North America – Top 10 Constituents

Company	Country	Total Return
Simon Property Group, Inc.	USA	▼ -4.9%
ProLogis	USA	▼ -6.8%
Public Storage, Inc.	USA	▼ -0.7%
AvalonBay Communities, Inc.	USA	▼ -8.4%
Digital Realty Trust	USA	▼ -10.1%
Equity Residential Properties Trust	USA	▼ -8.7%
Welltower Inc.	USA	▼ -11.0%
Boston Properties, Inc.	USA	▼ -3.9%
Ventas, Inc.	USA	▼ -13.7%
Essex	USA	▼ -3.9%

Corporate Actions

VICI Properties has been added to the North America Index by way of IPO Fast Track inclusion with a free float of 72.84% and 360,778,393 shares in issue.

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FTSE EPRA/NAREIT Emerging Index

The FTSE EPRA/NAREIT Emerging Index lost 5.9% during February 2018. Emerging EMEA was up by 3.3%, while Emerging Asia Pacific lost 7.5%. Real estate markets in Emerging Americas lost 3.9% over the month.

At the end of February 2018, the FTSE EPRA/NAREIT Emerging Index counted a total of 145 constituents, representing a free float market capitalisation of over EUR 158 billion.

FTSE EPRA/NAREIT Emerging - Country Indices

% Total Returns	Feb-18	YTD	1 yr	3 yrs*	5 yrs*
Emerging (EUR)	-5.9	1.0	22.5	10.1	6.5
Emerging EMEA (EUR)	3.3	3.9	1.3	2.1	7.7
Emerging Europe (EUR)	-0.2	-5.0	-19.0	-13.7	-6.8
Emerging MEA (EUR)	3.7	4.8	3.7	4.1	10.6
Emerging Asia Pacific (EUR)	-7.5	0.9	33.5	15.4	10.4
Emerging Americas (EUR)	-3.9	-1.1	-7.9	-6.3	-14.1

FTSE EPRA/NAREIT Emerging Index – Top 10 Constituents

Company	Country	Total Return
China Overseas Land & Investment Ltd.	CHN	▼ -9.2%
China Resources Land Ltd	CHN	▼ -10.4%
Country Garden Holdings	CHN	▼ -16.3%
Evergrande Real Estate Group	CHN	▼ -10.3%
Sunac China Holdings (P Chip)	CHN	▼ -23.6%
Growthpoint Management Services Pty Ltd	SAF	▲ 6.3%
Central Pattana	THAI	▲ 1.5%
SM Prime Holdings	PHIL	▼ -4.3%
China Vanke Co., Ltd (B)	CHN	▼ -8.2%
Ayala Land	PHIL	▼ -7.1%

Corporate Actions

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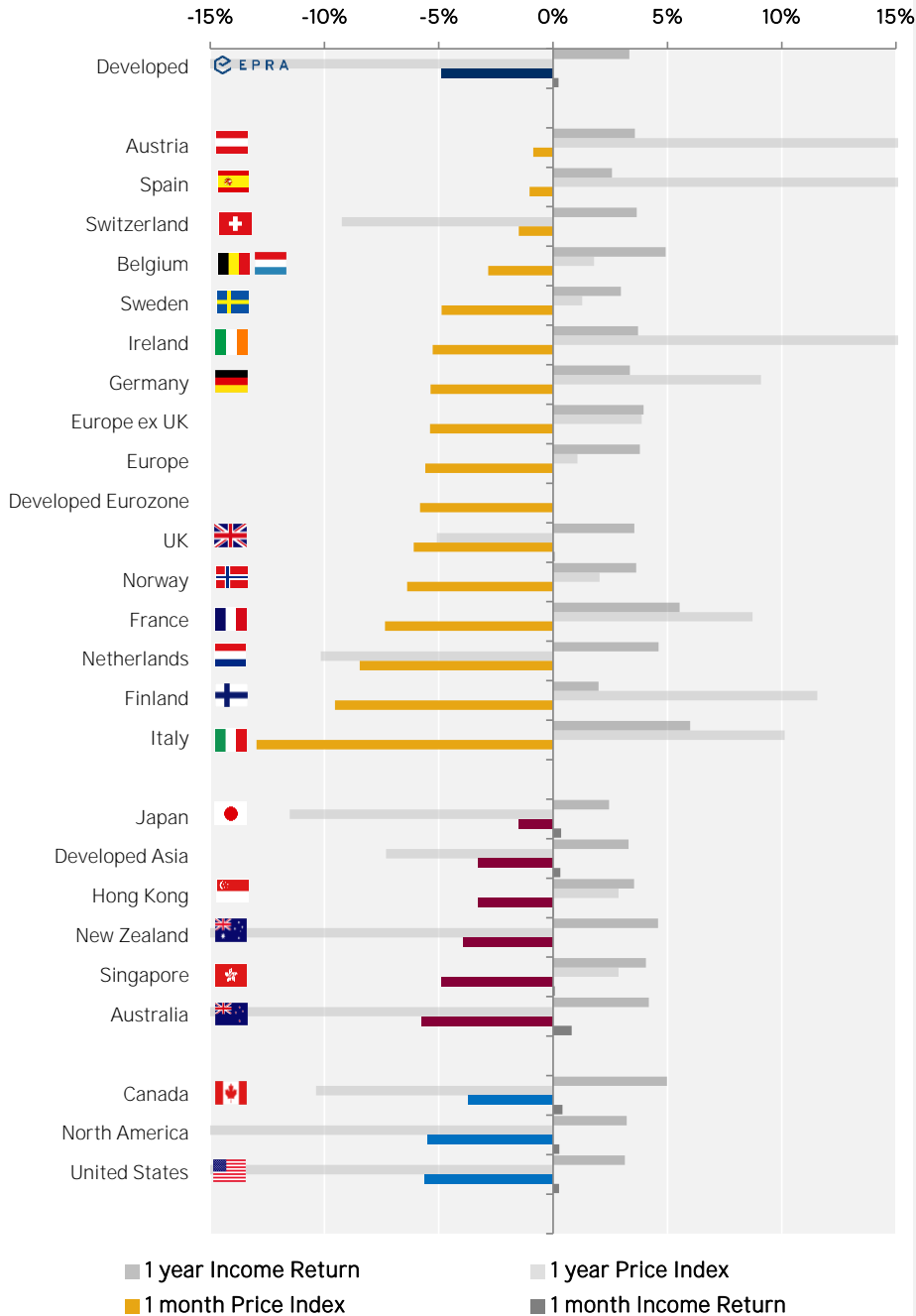
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FTSE EPRA/NAREIT Monthly Index Performances (EUR)



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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



Links to Reports

Monthly Statistical Bulletin
[February 2018](#)

Monthly Published NAV
Bulletin
[February 2018](#)

Monthly LTV report
[March 2018](#)

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