

## INDEX METHODOLOGY

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### INTRODUCTION

This document sets forth the methodology for the Northern Trust Global Real Estate Index

The index is calculated and disseminated by Refinitiv, and had an inception date of October 15, 2013 at a base index value of 1000.

### OVERVIEW

#### Northern Trust Global Real Estate Index

The Northern Trust Global Real Estate Index is designed to provide broad-based exposure to companies operating in the Real Estate sector. In general, those operating activities include, but are not limited to, real estate development & operations, real estate services, and real estate investment trusts.

### INDEX ELIGIBILITY

In order to be eligible for inclusion in the Northern Trust Global Real Estate Index, a security must be a constituent of the Northern Trust Global Index.

All eligible securities are either classified under the business sector of Real Estate by the Refinitiv Business Classifications<sup>©i</sup>, or are companies that have registered as Real Estate Investment Trusts (or international equivalent) under local tax code.

Eligible securities are domiciled in the following countries (see list below) as defined by Northern Trust<sup>ii</sup>. In addition, in cases where the company is categorized as domicile in a tax advantaged country (see list below), the index recognizes the domicile country as the country of the primary listing. Any company headquartered in Puerto Rico, Guam, or U.S. Virgin Islands, is considered domiciled in the United States.

Eligible Countries	Tax Advantaged Countries
Australia	Anguilla
Austria	Antigua
Belgium	Antilles
Canada	Barbuda
Denmark	Bahamas
Finland	Barbados



NTAC:3NS-20

# NORTHERN TRUST GLOBAL REAL ESTATE INDEX

France	Belize
Germany	Bermuda
Greece	British Virgin Islands
Hong Kong	Cayman Islands
Ireland	Channel Islands
Israel	Cook Islands
Italy	Falkland Islands
Japan	Faroe Islands
Netherlands	Gibraltar
New Zealand	Isle of Man
Norway	Liberia
Portugal	Liechtenstein
Singapore	Luxembourg
Spain	Marshall Islands
Sweden	Suriname
Switzerland	Turks and Caicos Islands
United Kingdom	
United States	

In the event that access to electronic quotation from any of these markets be denied or suspended by the local exchange, the index provider will process a rebalance to remove all impacted constituents from the index. Constituent changes generated as a result of this type of rebalancing activity will be announced according to the rules set within this methodology.

For more information on this policy, please contact [nt\\_index\\_services@ntrs.com](mailto:nt_index_services@ntrs.com).

## DETAILED METHODOLOGY

The Northern Trust Global Real Estate Index's eligible universe is derived from the Northern Trust Global Index - which covers approximately 97.5% of world's float adjusted market capitalization - along with the other eligibility requirements listed in this document.

At the time of each reconstitution, all eligible securities are retained, and assigned a weight based on their float adjusted market capitalization.<sup>iii</sup>

Any changes to this methodology will be announced to clients at least sixty (60) days in advance prior to becoming effective.

## RECONSTITUTION & REBALANCING



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The Northern Trust Global Real Estate Index is reconstituted twice per year (i.e. February and August), and adjusted intra-period only in connection with errors, securities' eligibility, exchange connectivity, float changes and corporate actions, including, but not limited to, initial public offerings<sup>iv</sup> and spin-offs.

The index's semi-annual reconstitution occurs on the last business day of the month in which the U.S. equity markets are open for a full day of trading<sup>v</sup>, and becomes effective immediately after the close. The Northern Trust Global Real Estate Index reserves the right to postpone each reconstitution date for up to one week with prior client notification of such a postponement.

All changes to constituents and proforma weightings will be announced to clients at least two (2) days prior to reconstitution or rebalancing, and again with definitive weights after the close of the reconstitution or rebalancing date before the following day's market opening.

## INDEX MAINTENANCE / CORPORATE ACTION-DRIVEN CHANGES

The Index will adopt all corporate action related policies and procedures used by Refinitiv. A complete list of Refinitiv's corporate action methodology is available by request at [NT\\_Index\\_Services@ntrs.com](mailto:NT_Index_Services@ntrs.com).

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*Disclaimer: Returns of the indexes do not typically reflect the deduction of investment management fees, trading costs or other expenses. It is not possible to invest directly in an index. Indexes are the property of their respective owners, all rights reserved*

<sup>i</sup> The Refinitiv Business Classifications (TRBC) core classification process defers to the dominant business segment's revenue contribution in order to drive scheme categorization – followed by assets and then operating profit if inconclusive - but it may also consider profitability, asset utilization, and market perception when appropriate. For more information on the Refinitiv Business Classifications, please visit <https://www.refinitiv.com/en/financial-data/indices/trbc-business-classification>. Intra-period updates to TRBC codes, which may impact constituent eligibility, do not take effect until the next scheduled reconstitution.

<sup>ii</sup> Factset's Country/Region – Based on Domicile is used to assign country classification, while the process for assessing country inclusion or exclusion within the Index's Developed or Emerging Markets classifications is bespoke and takes place in October each year. The evaluation covers categories such as the country's economic development, potential constituent size & liquidity, exchange listings, creditworthiness, and also governance. The results of that evaluation are then used to establish a "Watch List" of possible country classification changes. That list is intended to give our clients notice that certain changes may occur to the country classifications in the near future. If the same suggested country mapping changes persist at the following year's evaluation, and the results are affirmed by the index provider, then the changes will become effective at the index's next reconstitution in February.

<sup>iii</sup> Float adjusted market capitalization is calculated by multiplying the current price of the equity security, and the difference of the number of shares outstanding of that security less the number of shares that are not publically available in the float



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<sup>iv</sup> Constituents added to the Northern Trust Global index during the semi-annual IPO review, which meet all eligibility requirements set forth in the Northern Trust Global Real Estate Index methodology, will automatically be added to the index (See NTGBL methodology for further details). New constituents added to the index during the IPO review process have their weight derived by using their current float adjusted market capitalization.

<sup>v</sup> Per the holiday calendar located at nyse.com.

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