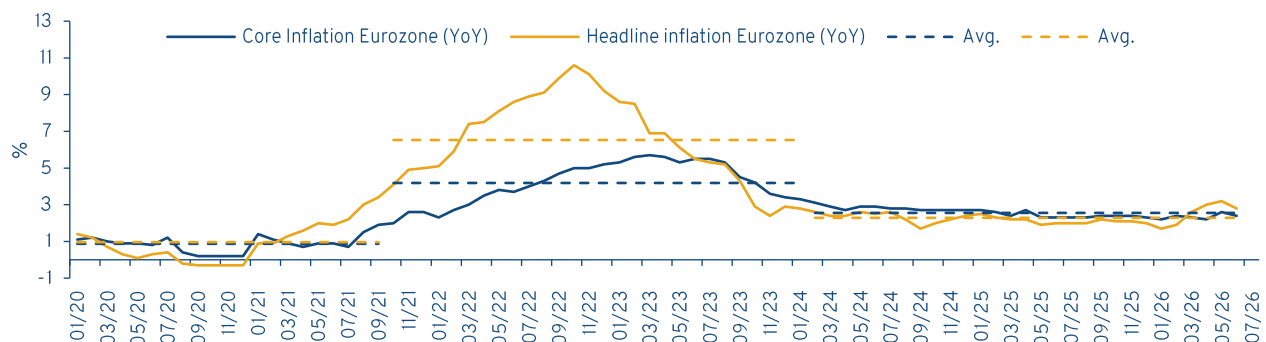


The Markets

In June, two major developments shaped investor sentiment and market expectations. First, on June 11 the European Central Bank (ECB) raised its key policy rates by 25 basis points, marking the first hike since 2023. Second, the geopolitical tension in the Middle East eased after the US and Iran announced a peace deal which was signed on June 17. The two events pull in opposite directions: on the one hand the ECB move and the speech by ECB's president Christine Lagarde reflected the central bank's concerns around rising inflation and inflation expectations due to the rise in oil prices. On the other hand, the de-escalation of the conflict, and hence the reopening of the Strait of Hormuz eased some of this pressure, which will allow the ECB room to have a more measured approach than it had in 2022. It is worth noting that, as oil prices climbed significantly, headline inflation (YoY) rose 130 bps from February to May, while core inflation, which strips out energy, food, alcohol, and tobacco, remained largely under control, increasing just 20 bps over the same period, mainly due to the indirect impact of higher transportation costs (Chart 1).

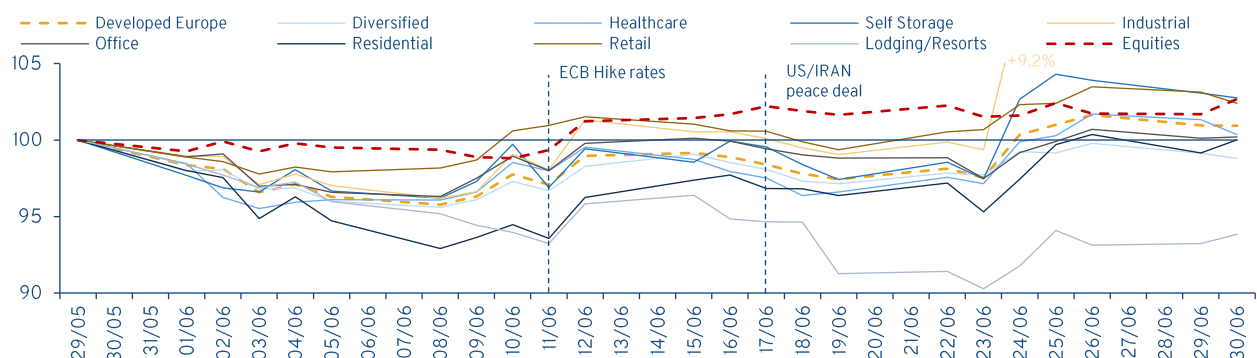
Chart 1: Inflation in the Eurozone over the past six years



Source: EPRA Research

The reaction from markets was quite neutral/positive, as Mr. Market had already priced in a rate hike by the ECB for the June meeting, and the (partial) re-opening of the Strait of Hormuz further eased some of the inflationary pressures with headline inflation landing at 2.8% (90 bps higher than February), and core inflation returning to February's level (2.4%). European LRE closed the month in positive territory (+0.9%) mainly thanks to Industrial (driven by M&A rumors in the UK), Self-Storage, and the Retail sectors (Chart 2).

Chart 2: Total return in EUR, rebased 100 as of 29/05/2026.

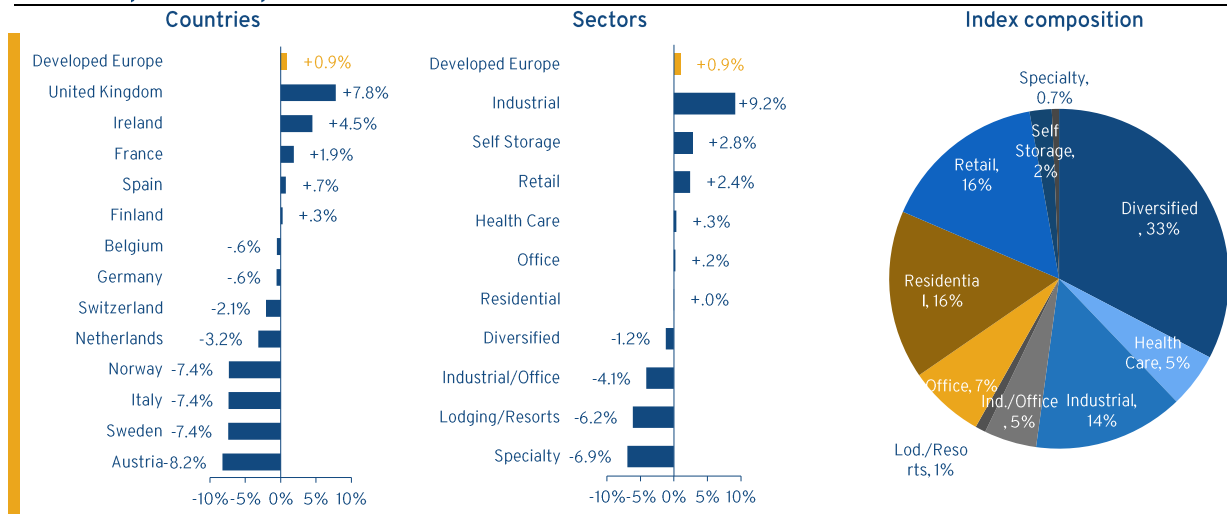


Source: EPRA Research

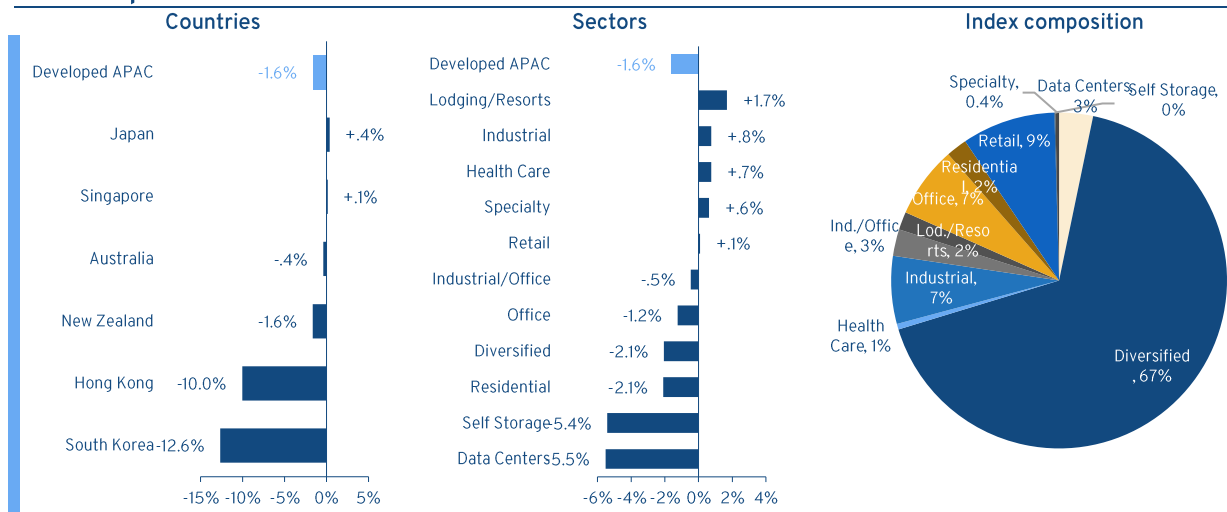
Please find more insights on sectors and countries' performance in June and in the first half of the year, in euro terms, here below. As well as **NEW** research and links to our recurrent [monthly publications](#).

Regional Focus – June 2026*

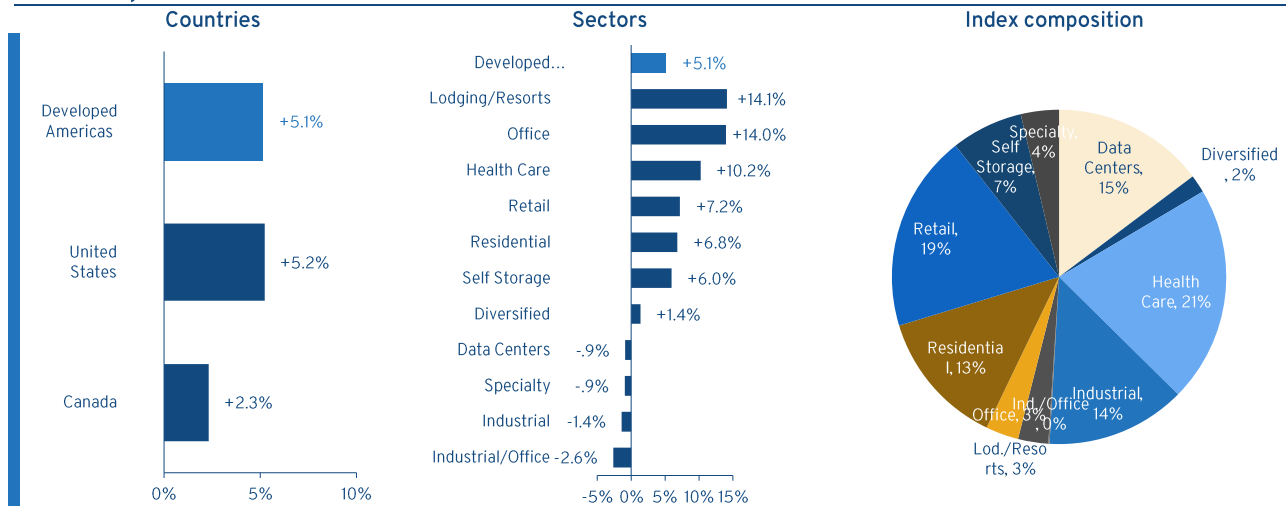
Developed Europe



Developed Asia Pacific



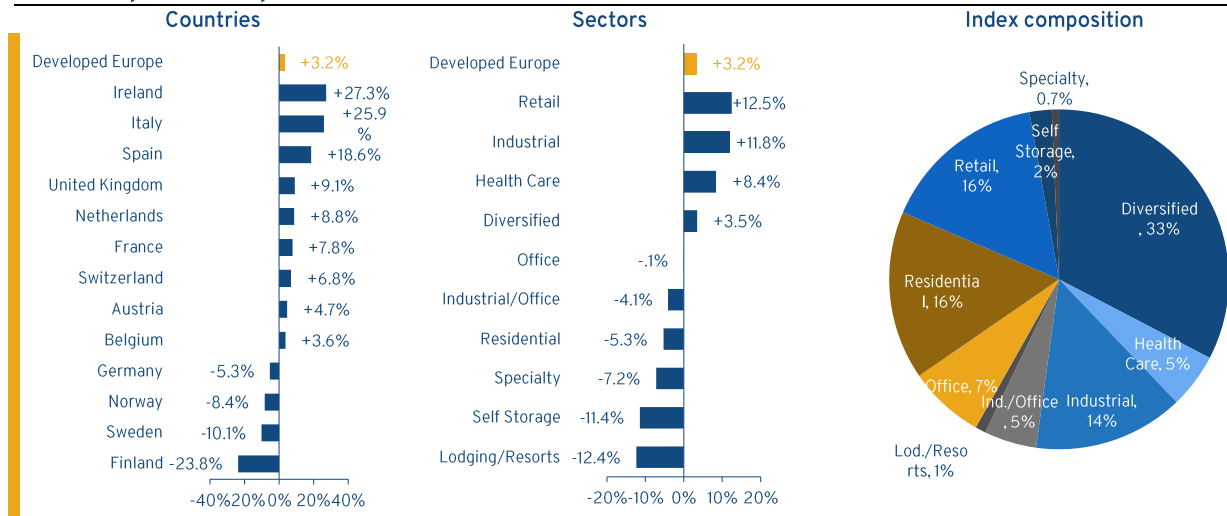
Developed North America



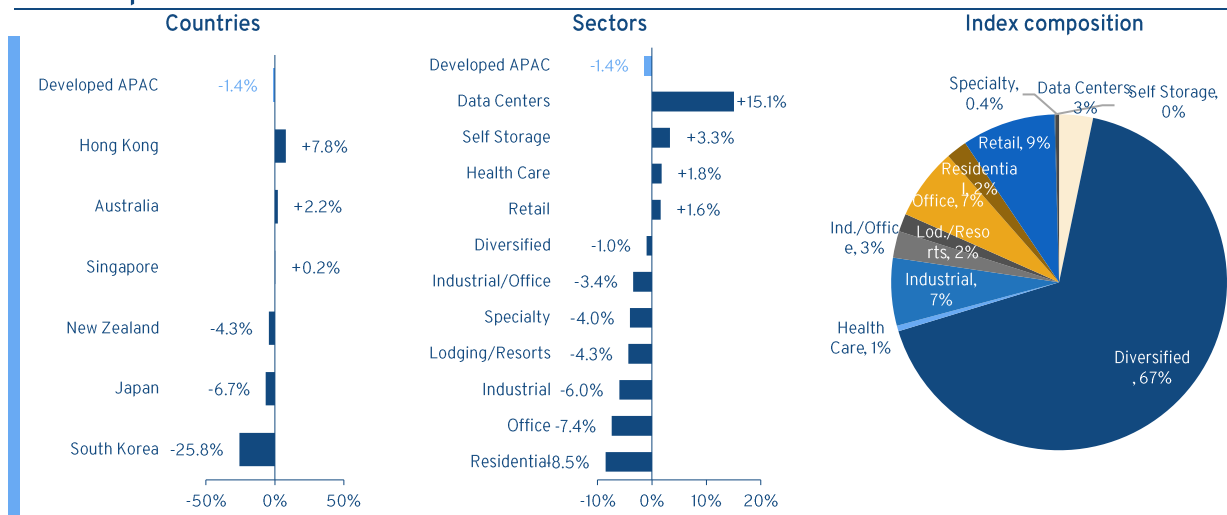
*Total returns in EUR – EPRA Research, Bloomberg

Regional Focus – H1 2026**

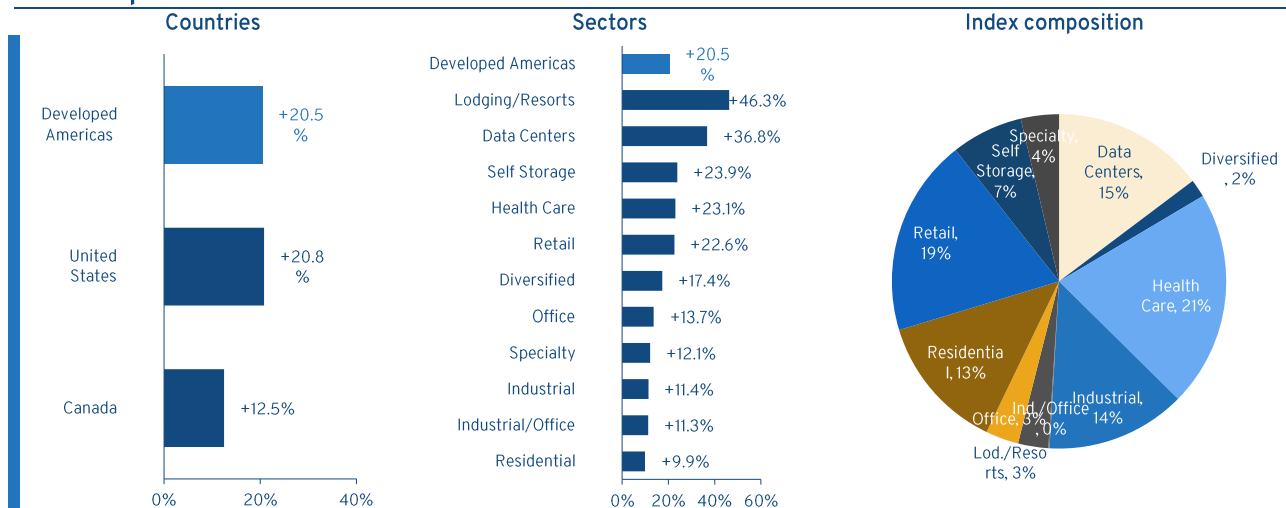
Developed Europe



Developed Asia Pacific



Developed North America



*Total returns in EUR – EPRA Research, Bloomberg

*Index composition as of June 30, 2026

Our Research

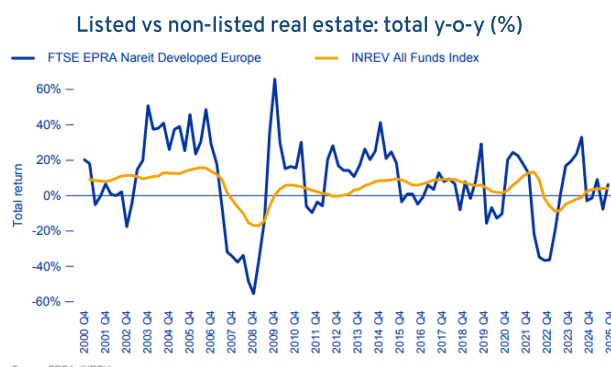
One Real Estate Universe

European listed and non-listed real estate are not two asset classes, they are two complementary routes into one institutional-grade universe, representing €2 trillion in assets.

Our new first joint research with INREV, **One Real Estate Universe**, analyses nearly two decades of data to show how these routes have evolved and why investors benefit from combining both.

We want to thank Dr. Alexandra Krystalogianni for her work on this study.

Read more [here](#).



Our monthly publications

EPRA LTV monitor:

Insights on debt levels and capital raising amongst European constituents by sector/geography.

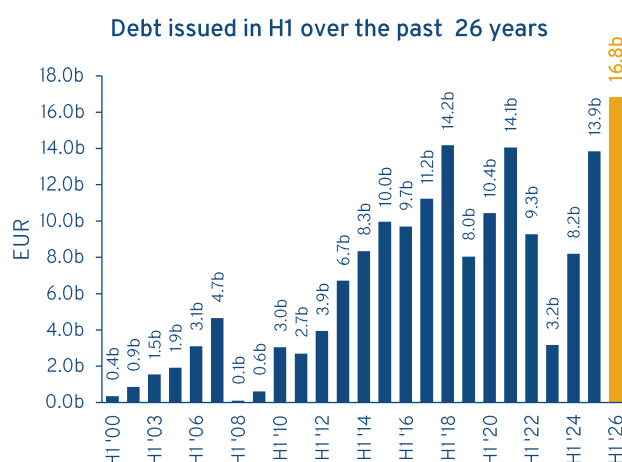
EPRA NAV bulletin:

Insights on premiums/discounts to Net Asset Value by sector/geography/constituents.

EPRA Monthly Statistical Bulletin:

Insights on the performance of the FTSE EPRA Nareit Global Index series and its constituents.

Find out more at: [Monthly Reports](#)



Returns

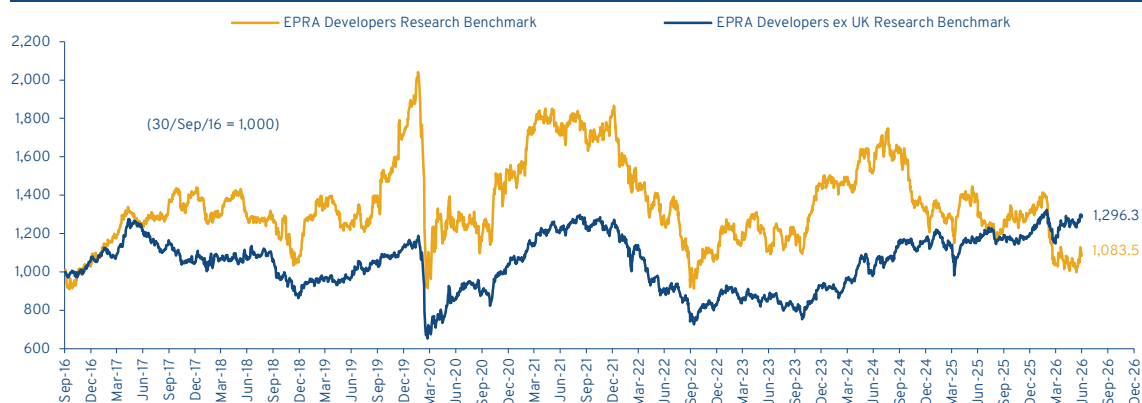
% Total Returns (EUR)	Jun-26	YTD	1Y	3Y*	5Y*	10Y*
Global Real Estate ▲	3.1	13.2	17.5	9.0	3.5	4.0
Global Equities (FTSE) ▲	1.3	14.7	27.5	18.6	13.0	13.5
Global Bonds (JP Morgan) ▲	1.2	1.3	0.6	0.0	-2.4	-1.1
Europe Real Estate ▲	0.9	3.2	0.3	10.8	-2.9	1.5
Europe Equities (FTSE) ▲	2.9	11.0	22.5	15.3	10.9	10.3
Europe Bonds (JP Morgan) ▲	0.5	1.2	1.4	2.7	-2.4	-0.5
Asia Real Estate ▼	-1.6	-1.4	8.3	4.6	0.0	2.0
Asia Equities (FTSE) ▲	0.5	30.3	48.4	20.5	11.3	10.6
Asia Bonds (JP Morgan) ▼	-0.3	-3.3	-12.9	-8.2	-8.7	-5.6
North America Real Estate ▲	5.1	20.5	24.1	10.0	6.0	5.2
North America Equities (FTSE) ▲	1.5	13.6	26.0	18.6	13.2	14.6
North America Bonds (JP Morgan) ▲	2.3	3.0	5.4	1.5	0.4	0.6
Emerging Real Estate ▼	-2.4	2.2	7.3	2.8	-3.0	1.1
Emerging Equities (FTSE) ▲	0.2	12.0	26.2	16.0	6.2	8.7
Emerging Bonds (JP Morgan) ▲	0.7	1.6	8.4	7.7	0.0	1.2

*Annualized – EPRA Research, Bloomberg

EPRA Developers Research Benchmark

European Developers gained positive momentum in June. In spite of few negative days after interest rate hike by the ECB, the announcement of a peace agreement in the Middle East turned the positive and supported the gains for the European homebuilders and commercial developers. The EPRA Developers Research Benchmark showed total return of 1.7% in EUR in May, reducing the YTD figure to -17.1%. Top performers of the month were Belgium (9.35%), Sweden (7.39%) and Ireland (7.35%) while the bottom performers were Germany (-5.78%), Denmark (-7.21%) and Norway (-8.63%). Simultaneously, the UK Homebuilders (1.72%) were aligned with the Continental Developers (1.80%). Finally, the benchmark still has 26 constituents and EUR 33,945 million in full market cap.

Performance as of: Jun-26



Source: EPRA

EPRA DEVELOPERS RESEARCH BENCHMARK

Return	Developed Europe			Developed Europe ex UK		
	YTD	6M	5Y	YTD	6M	5Y
Total Return	-16.4%	-16.3%	-31.7%	9.5%	9.5%	14.1%
Maximum Return	7.1%	7.1%	7.1%	4.3%	4.3%	5.6%
Minimum Return	-4.6%	-4.6%	-6.1%	-3.5%	-3.5%	-3.8%
Mean Return (Annualized)	-27.5%	-27.5%	-4.4%	21.8%	22.0%	4.3%
Maximum Drawdown	-29.5%	-29.5%	-51.1%	-13.2%	-13.2%	-44.1%
Maximum Drawdown Length	85	85	201	21	21	286
Risk	YTD	6M	5Y	YTD	6M	5Y
	YTD	6M	5Y	YTD	6M	5Y
Standard Deviation (Annualized)	28.1%	28.2%	24.8%	17.8%	17.9%	17.4%
Downside Risk (Annualized)	19.1%	19.1%	17.8%	12.3%	12.3%	12.6%
Kurtosis	1.96	1.93	1.61	0.02	0.02	0.02
Skewness	50.1%	49.9%	-7.9%	0.3%	0.3%	-0.1%
Semivariance (Annualized)	26.7%	26.9%	25.3%	17.6%	17.7%	18.2%
VaR 95% (ex-post)	-2.80	-2.81	-2.53	-1.74	-1.75	-1.80
Risk-Adjusted Performance	YTD	6M	5Y	YTD	6M	5Y
	YTD	6M	5Y	YTD	6M	5Y
Sharpe Ratio	-1.05	-1.04	-0.26	1.11	1.12	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	Eligibility Criteria
Industry: Real Estate Developers	EBITDA: ≥ 50% from Property Development EBITDA: ≥ 75% from Real Estate Activities
Launch Date: 31/Dec/2021	Size: > 0.30% of the Benchmark size and Minimum of EUR 150 Million in FFM
Geography: Developed Europe	Liquidity: ≥ 0.05% of their (FF) shares in issue based on their median daily trading volume per month
Weights Input: FF Market cap	Reporting: public AR in English (Full set of audited FS, notes and Mgt Report)
Base Currency: EUR	Geography: ≥ 75% EBITDA from Developed countries
Base Date: 30/Sep/2016	Assets: ≥ 50% of Total Tangible Assets invested in RE. No Holding structures.
Base Value: 1,000	Eligible Markets: Premium and main trading segments of official stock exchanges.
Review Dates: April, October	Data Availability: Monthly computations. Performance figures available on this report. Raw data accessible on demand at research@epra.com



Constituents as of Performance as of: Jun-26

Return	Classification	Weight	Country	TR 1M	TR 1Y	Std.Dev
BERKELEY GROUP HOLDINGS/THE	Residential	12.89%	UK	2.1%	-9.9%	30.1%
BARRATT REDROW PLC	Residential	16.10%	UK	7.5%	-35.5%	33.1%
TAYLOR WIMPEY PLC	Residential	11.57%	UK	1.7%	-26.8%	28.5%
PERSIMMON PLC	Residential	14.43%	UK	-1.6%	-15.0%	33.3%
VISTRY GROUP PLC	Residential	3.48%	UK	-7.5%	-60.0%	50.6%
BELLWAY PLC	Residential	10.14%	UK	1.6%	-31.1%	37.4%
CREST NICHOLSON HOLDINGS	Residential	0.75%	UK	1.5%	-60.5%	59.0%
HARWORTH GROUP PLC	Diversified	0.75%	UK	-1.4%	-32.9%	23.3%
MJ GLEESON PLC	Residential	0.51%	UK	1.4%	-36.6%	36.6%
WATKIN JONES PLC	Residential	0.19%	UK	-15.6%	-34.4%	41.6%
NEXITY	Residential	1.17%	France	-4.4%	-17.9%	45.7%
KAUFMAN & BROAD SA	Residential	1.54%	France	-5.1%	-21.0%	23.7%
METROVACESA SA	Residential	1.72%	Spain	6.8%	30.1%	29.1%
NEINOR HOMES SA	Residential	3.29%	Spain	8.6%	9.2%	22.5%
AEDAS HOMES SA	Residential	0.64%	Spain	-1.9%	8.2%	15.9%
IMMOBEL	Diversified	0.35%	Belgium	9.3%	24.5%	36.1%
CAIRN HOMES PLC	Residential	5.10%	Ireland	5.5%	21.3%	29.9%
GLENVEAGH PROPERTIES PLC	Residential	3.99%	Ireland	9.9%	46.0%	23.6%
DEVELIA SA	Diversified	3.68%	Poland	-4.5%	35.4%	30.2%
DOM DEVELOPMENT SA	Residential	1.56%	Poland	-5.9%	4.7%	27.3%
MURAPOL SA	Residential	0.93%	Poland	-5.1%	13.1%	24.5%
HUSCOMPAGNIET A/S	Residential	0.30%	Denmark	-7.3%	-28.7%	27.7%
INSTONE REAL ESTATE GROUP SE	Residential	0.82%	Germany	-5.8%	-18.4%	41.4%
SELVAAG BOLIG ASA	Residential	0.34%	Norway	-8.6%	2.7%	21.3%
JM AB	Residential	2.25%	Sweden	7.4%	-10.4%	32.4%
CHAM SWISS PROPERTIES AG	Diversified	1.51%	Switzerland	-5.2%	7.6%	15.6%

Developers Sub-Indexes: Risk and Return	YTD	6 Months	5 Years	Sharpe	5Y Max. Drawdown
Liquid Developers: Total Return	-17.7%	-17.5%	-37.1%	-0.29	-51.85%
Standard Deviation (Annualized)	0.30	30.19%	0.26		201 Days
Residential Developers: Total Return	-17.7%	-17.5%	-37.1%	-0.29	-51.85%
Standard Deviation (Annualized)	0.30	30.19%	0.26		201 Days

Useful links	EPRA Education Programmes	Contacts
EPRA's monthly publications at: Monthly Reports	EPRA Bayes Business School Online Programme. Understanding the REIT price An online programme dedicated to understanding the listed real estate sector, stay tuned for the 2026 Edition.	EPRA Research & Index Team Giovanni Curatolo Research and Index Analyst g.curatolo@epra.com
Insights on the FTSE EPRA Nareit Index series at: Indexes Uncovered		David Moreno, CFA Research and Indexes Manager d.moreno@epra.com
EPRA's research blog articles at EPRA's Blog	EPRA INSEAD Executive Education Programme (2026) Held in partnership with INSEAD, the Executive Programme is a unique, intensive, and insightful course that covers the latest trends shaping the listed real estate sector.	Iskren Marinov Research and Index Analyst i.marinov@epra.com
Index series ground rules at: FTSE EPRA Nareit ground rules		Armel Habimana Research and Index Analyst a.habimana@epra.com
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