

Listed property companies

make essential buildings available for Europe's economic growth and its citizens' wellbeing.

REAL ESTATE INVESTMENT TRUSTS

Within the listed property companies landscape, Real Estate Investment Trusts (REITs) are companies that own, operate, develop, and manage real estate assets to obtain returns from rental income and capital appreciation, with a **mandatory high dividend payout**.

RESIDENTIAL

Including social and student housing to tackle housing shortages

OFFICES

Including flexible office spaces to serve business needs

RETAIL

To boost the liveliness of urban areas and sustain retail expansion

In addition to **residential, office, and retail spaces** essential for EU citizens and businesses, REITs play a crucial role in providing the necessary assets **to address emerging challenges and support EU economy**.

HEALTHCARE AND SENIOR HOUSING FACILITIES

To meet the needs of a growing aging population

DATA CENTRES

To meet our European needs in trustworthy data centres facilities

LOGISTICS

To ensure the continuity of the supply chain



REITs offer low-cost, effective, and liquid means to invest in a diversified real estate portfolio that would otherwise be inaccessible to investors. With more than **240 REITs listed across Europe**, investors not only gain exposure to high-quality assets in multiple EU Member States but also contribute to enhancing the flow of capital within the Single Market and into the EU real economy.

LIFE SCIENCE FACILITIES

To foster innovation and the development of assets for human health purposes

Capital Markets Union and listed property companies at work for the EU real economy and its citizens

In addition to bringing **long-term investments, growth, and jobs** to the European economy, REITs also provide a predictable income stream through regular and mandatory dividends as well as capital appreciation.

HOW?

By acquiring ownership in European REITs

to obtain regular dividend distribution

and ensure an additional income stream

institutional investors alongside **retail investors**, in Europe and beyond, can seamlessly buy shares in REITs, in the same way they would purchase stocks in companies such as Apple, Tesla, or Amazon.

owing to their legal obligation to distribute on average **90% of their rental income** to shareholders, REITs provide reliable and recurrent dividend payments over the long term.

REITs can significantly contribute to the **financial security of millions of European citizens**, especially as they retire, while supplying the private capital essential for the European real economy.

To help reduce Europe's pension gaps



In the United States, REITs form a crucial part of investment portfolios, including retirement savings, for **around 170 million Americans**, boosting income returns and reducing risks for retirement savers.

DID YOU KNOW?



In the EU, incorporating REITs into a pan-European pension or savings product would offer a **stable and secure path for citizens to build their retirement savings**, in line with the goals of the Savings and Investments Union.

Listed real estate

enables investment in the real economy and serves society



EPRA, the European Public Real Estate Association, is the voice of the publicly traded European real estate sector. Founded in 1999, EPRA is a not-for-profit association registered in Belgium. With more than 290 members, covering the whole spectrum of the listed real estate industry (companies, investors and their stakeholders), EPRA represents over EUR 880 billion of real estate assets and 95% of the market capitalisation of the FTSE EPRA Nareit Europe Index.

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