



ISRAEL REAL ESTATE FORUM

A not-for-profit industry association (registered amuta)

SUMMER 2026

# Israel country weight near critical 5.0% level of EMEA sleeve of FTSE EPRA Nareit Global Developed Index

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Research note for IREF community. Data as of 22 September 2026.

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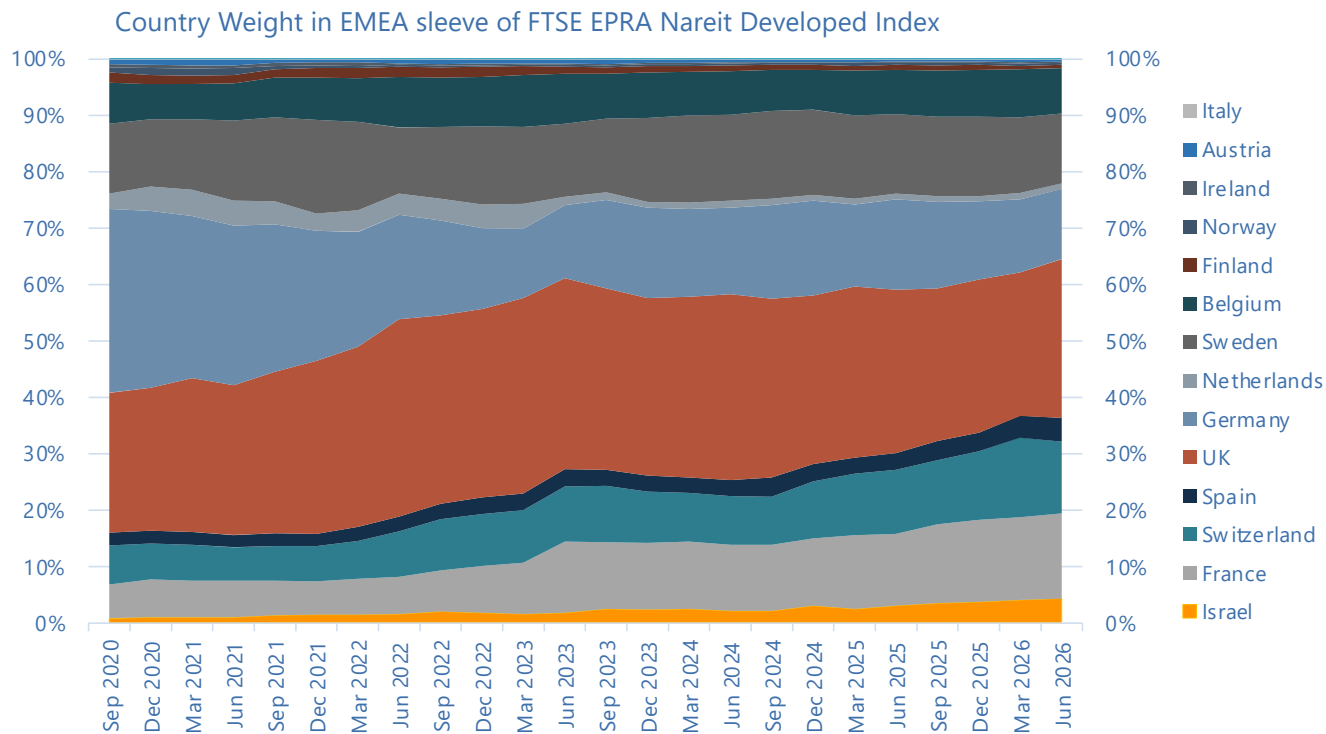
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## Israel's weight has climbed from under 1.0% to 4.7% of EMEA sleeve of FTSE EPRA Nareit Developed Index *testing the critical 5.0% level*



Sources EPRA monthly reports

## Israel's rank has increased to 7<sup>th</sup> Now exceeds Spain and Netherlands



Sources EPRA monthly reports

### AUG 2026 INDEX COMPOSITION

| Rank         | COUNTRY       | WEIGHT (%)    |
|--------------|---------------|---------------|
| 1            | UK            | 30.0%         |
| 2            | France        | 15.0%         |
| 3            | Sweden        | 12.6%         |
| 4            | Switzerland   | 12.4%         |
| 5            | Germany       | 11.4%         |
| 6            | Belgium       | 7.9%          |
| <b>7</b>     | <b>Israel</b> | <b>4.3%</b>   |
| 8            | Spain         | 3.8%          |
| 9            | Netherlands   | 1.0%          |
| 10           | Finland       | 0.6%          |
| 11           | Norway        | 0.3%          |
| 12           | Austria       | 0.3%          |
| 13           | Ireland       | 0.3%          |
| 14           | Italy         | 0.1%          |
| <b>TOTAL</b> |               | <b>100.0%</b> |

*Israel is now 7<sup>th</sup> largest  
country weight in the  
EMEA segment*

## 5.0% country weight is critical to professionally managed equity portfolios

| PROFESSIONALLY MANAGED                                                                                                                                                                                                                                                                |                                                                                                                                                              | NOT PROFESSIONALLY MANAGED                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| <b>Institutional</b><br>SMAs, funds and ETFs. All of it.                                                                                                                                                                                                                              | <b>Household (advised)</b><br>Private accounts under an IMA.                                                                                                 | <b>Household (self-directed)</b><br>No advisor. No IMA. |
| <b>ACTIVE STRATEGY</b><br><br><b>5% COUNTRY BAND</b><br><br>Most active IMAs cap each country at benchmark $\pm 500$ bps. active weight. The book cannot sit more than 5% above or below the index weight.<br><br><b>~55%</b> <b>~25%</b><br>Set at 5%      Set at 8–10%<br>(or 3–4%) | <b>PASSIVE STRATEGY</b><br><br><b>0% BAND</b><br><br>Index-tracking funds and ETFs. Portfolio weights equal the benchmark weights. No country tilts allowed. |                                                         |
| <b>30–40% of listed equity with band</b>                                                                                                                                                                                                                                              | <b>60–70% of listed equity is indexed or without band</b>                                                                                                    |                                                         |

*At 5% country weight in an index professional managers are under pressure to buy stocks*

## GET IN TOUCH



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