



**FTSE
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IFL and FTSE/JSE Property Indices - Methodology Update (FTSE/JSE Africa Index Series)

21 November 2025

Further to the [Consultation](#) and [Discussion Paper](#) which were released regarding the expansion of the FTSE/JSE Property Indices, FTSE/JSE announce that the following changes will take effect in conjunction with the March 2026 review (effective from the open Monday 23 March 2026).

The FTSE/JSE All Property Index (J803) will no longer be limited to FTSE/JSE All Share constituents, and instead will comprise the top 99% of eligible main board companies when ranked by investable market cap, which belong to the ICB real estate industry 35 and pass the liquidity test detailed in [Ground Rule 4.4.3](#).

The FTSE/JSE Tradeable Property Index (J800) will consist of the 10 largest constituents of the FTSE/JSE All Property Index (J803) when ranked by investable market capitalisation. All other details remain unchanged.

The FTSE/JSE SA REIT Index (J805) will consist of constituents of the FTSE/JSE All Property Index (J803) which are designated as a South African REIT. All other details remain unchanged.

Please refer to the Consultation and Discussion Paper for further details.

In addition, [Ground Rule 4.3.7](#) currently provides that new and newly eligible inward foreign listings will have their investability weight adjusted to equal 0.5% of the FTSE/JSE Small Cap index, instead these companies will qualify for a waiver of the minimum investable market capitalisation requirement which will be valid for the first year of index inclusion, where necessary.

Please note, that the FTSE/JSE Africa Index Series Ground Rules will be updated in due course and in advance of the effective date.

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