



PRODUCT SPECIFICATION
FTSE EPRA/NAREIT GLOBAL REAL ESTATE INDEX SERIES
DEVELOPED MARKETS INDICES
FTSE EPRA/NAREIT CAPPED INDEX SERIES
TRACKER SERVICE



National Association of Real Estate Investment Trusts®
REITs: Building Dividends and Diversification

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PRODUCT SPECIFICATION

FILE RANGE

Index Name	Index Code (Marker)	Base Index Date	Base Index Value	Base Index Currency	Base Currency Date
FTSE EPRA/NAREIT Euro Zone Capped Index	E0EU	18/02/2005	1792.59279	EUR	31/12/1999
FTSE EPRA/NAREIT Developed Europe Ex UK Capped Index	E0UK	18/02/2005	1859.50737	EUR	31/12/1999
FTSE EPRA/NAREIT Developed Europe Capped Index	E0RA	18/02/2005	1803.87352	EUR	31/12/1999
FTSE EPRA/NAREIT Developed Europe Liquid 40 Ex UK Capped Index	S0XU	18/02/2005	1873.7689	EUR	31/12/1999
FTSE EPRA/NAREIT Developed Europe Liquid 40 Capped Index	S0EL	18/02/2005	1729.05018	EUR	31/12/1999

FILE NAME

File Name	File Name and Extension
FTSE EPRA/NAREIT Euro Zone Capped Index Tracker Service	centddmm.csv*
FTSE EPRA/NAREIT Europe Ex UK Capped Index Tracker Service	ceutddmm.csv*
FTSE EPRA/NAREIT Europe Capped Index Tracker Service	ceetddmm.csv*
FTSE EPRA/NAREIT Europe Liquid 40 Ex UK Capped Index Tracker Service	cextddmm.csv*
FTSE EPRA/NAREIT Europe Liquid 40 Capped Index Tracker Service	celtddmm.csv*

(*Where *ddmm* is effective date and month)

FILE DDS PATH

http://data.ftse.com/data/EPRA_NAREIT/tracker

SERVICE TIMING

Available 21:00 hours GMT (Greenwich Mean Time) or BST (British Summertime) as applicable.

PRODUCT SPECIFICATION

FILE CONTENT

- FTSE EPRA/NAREIT Euro Zone Capped Index Tracker Service (centddmm.csv)
- FTSE EPRA/NAREIT Europe Ex UK Capped Index Tracker Service (ceutddmm.csv)
- FTSE EPRA/NAREIT Europe Capped Index Tracker Service (ceetddmm.csv)
- FTSE EPRA/NAREIT Europe Liquid 40 Ex UK Capped Index Tracker Service (cextddmm.csv)
- FTSE EPRA/NAREIT Europe Liquid 40 Capped Index Tracker Service (celtddmm.csv)

REAL ESTATE TRACK01

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Index Code	FTSE Index codes	EGAS		String	Y
Old Number of Constituents	Number of lines of stock included in index calculation (including secondary lines), for previous day's close market capitalisation calculation	95		Integer	Y
New Number of Constituents	Number of lines of stock included in index calculation (including secondary lines), for adjusted previous day's close market capitalisation calculation	95		Integer	Y
Previous Market Capitalisation (EUR)	Previous day's closing weighted market capitalisation in EUR Currency in millions	245880.671774	6	Float	Y
New Market Capitalisation (EUR)	Previous day's closing weighted market capitalisation in EUR Currency in millions, after weighting amendments effective today	245880.671774	6	Float	Y
Previous Divisor (EUR)	Previous day's index divisor in EUR Currency, millions	141803287.792845	6	Float	Y
New Divisor (EUR)	Today's index divisor in EUR Currency, millions	141803287.792845	6	Float	Y
XD Adjustment Value	Today's XD adjustment figure in EUR Currency	0.000	3	Float	Y

REAL ESTATE TRACK02

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Cons Code	Constituent identifier code	C20998		String	Y
Constituent Name	Name of company	Equity Office Properties Tr		String	Y
ISIN Code	ISIN security Identifier	US2947411037		String	Y
SEDOL	SEDOL Security Identifier	2038430		String	Y
CUSIP	CUSIP Security Identifier where available	294741103		String	Y
ISO Country Code	Country code for Security (maximum 4 letters)	USA		String	Y
MIC Exchange Code	Market Identification Code (MIC) for the Exchange of the Security (four letters)	XNYS		String	Y
ISO Currency Code	ISO Currency code for Security (three letters)	USD		String	Y
Index Marker	Codes for indexes of which security is a constituent	EGNA EGXA EGXE ENGL UNUS		String	Y
ICB Closing Subsector Code	ICB Sub-Sector number (4 digit code)	8737		Integer	Y
ICB New Subsector Code	ICB New Sub-Sector number (4 digit code)			Integer	Y
Closing Price	Previous day's closing price in currency specified	55.470000	6	Float	Y
Price Adjustment Factor	Price adjustment factor			Float	Y
Adjusted Price	Share price in currency indicated after weighting amendment			Float	Y
Previous Shares in Issue	Number of shares in issue before corporate amendment	350124200		Integer	Y
New Shares in Issue	Number of shares in issue after corporate amendment			Integer	Y
Previous Investibility Weight	Percentage of market capitalisation in issue included in the Indices at close	100.000000	6	Float	Y
New Investibility Weight	New percentage of market capitalisation included in the Indexes close		6	Float	Y
Amendment Code	Code for weighting and housekeeping amendments	CD		String	Y
Amendment Notes	Details, where available, on weighting amendment code	Constituent deletion		String	Y

REAL ESTATE TRACK03

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Cons Code	FTSE constituent identifier	C70478		String	Y
Constituent Name	Name of company	Regency Centers		String	Y
ISIN Code	ISIN security Identifier	US7588491032		String	Y
SEDOL	Stock Exchange Daily Official List (SEDOL) code	2726177		String	Y
CUSIP	Constituent CUSIP code where available	758849103		String	Y
ISO Country Code	Country code for Security (maximum 4 letters)	USA		String	Y
MIC Exchange Code	Market Identification Code (MIC) for the Exchange of the Security (four letters)	XNYS		String	Y
Subsector Code	ICB Subsector code (4 Digit Number)	8737		Integer	Y
Shares in Issue	Number of shares in issue for today's calculation	68582300		Integer	Y
Investibility Weight	Percentage of shares in issue included in the indexes	100.00	2	Float	Y
Ex-Dividend Date	Date the security is XD	12/02/2007		Date	Y
Dividend Amount	Dividend amount used for Total Return calculation (may be net or gross) (up to 6 decimal places)	0.660000	6	Float	Y
ISO Currency Code	Currency code for dividend payment	USD		String	Y
Index Marker	Codes for indexes of which company is a constituent	ENGL		String	Y
XD Adjustment Value	Value for XD adjustment (gross except UK which are actual values) for each related index	0.107	3	Float	Y
FTSE Dividend Code	Dividend Code	Q		String	Y
FTSE Dividend Notes	Details, where available, on dividend payments			String	Y

FILE EXAMPLE

12/02/2007 (C) FTSE International Limited 2007. All Rights Reserved
FTSE EPRA/NAREIT Capped Index Series Tracker Service

REAL ESTATE TRACK01

Index Code,Old Number of Constituents,New Number of Constituents,Previous Market Capitalisation (EUR),New Market Capitalisation (EUR),Previous Divisor (EUR),New Divisor (EUR),XD Adjustment Value
EGAS,95,95,245880.671774,245880.671774,141803287.792845,141803287.792845,0.000
YYYYYYYYYY

REAL ESTATE TRACK02

Cons Code,Constituent Name,ISIN Code,SEDOL,CUSIP,ISO Country Code,MIC Exchange Code,ISO Currency Code,Index Marker,ICB Closing Subsector Code,ICB New Subsector Code,Closing Price,Price Adjustment Factor,Adjusted Price,Previous Shares in Issue,New Shares in Issue,Previous Investibility Weight,New Investibility Weight,Amendment Code,Amendment Notes
C20998,Equity Office Properties Tr,US2947411037,2038430,294741103,USA,XNYS,USD,EGNA EGXA EGXE ENGL UNUS,8737,,55.470000,,350124200,,100.000000,,CD,Constituent deletion
YYYYYYYYYY

REAL ESTATE TRACK03

Cons Code,Constituent Name,ISIN Code,SEDOL,CUSIP,ISO Country Code,MIC Exchange Code,Subsector Code,Shares in Issue,Investibility Weight,Ex-Dividend Date,Dividend Amount,ISO Currency Code,Index Marker,XD Adjustment Value,FTSE Dividend Code,FTSE Dividend Notes
C70478,Regency Centers,US7588491032,2726177,758849103,USA,XNYS,8737,68582300,100.00,12/02/2007,0.660000,USD,ENGL,0.107,Q,
YYYYYYYYYY
XXXXXXXXXX

EXCHANGE RATES FILE SPECIFICATION

An Exchange Rates file is provided free of charge with this service.

File Name	File Name and Extension
FTSE Exchange Rates File	wixrddmm.csv*

(* where *ddmm* is effective date and month)

FILE CONTENT

Field	Description	Decimal Places
Date	ddmmyyyy format	
ISO Currency Code	Currency code	
USD Exchange Rate	USD exchange rate used for calculation (WM/Reuters closing rates)	Up to 6

(*where *ddmmyyyy* is effective date, month and year)

FILE EXAMPLE

15/11/2006(C) FTSE International Limited 2006. All Rights Reserved
FTSE Exchange Rate Service

Date,ISO Currency Code,USD Exchange Rate

11/15/2006,ARS,3.068750
11/15/2006,ATS,10.743950
11/15/2006,AUD,1.306930
11/15/2006,BEF,31.497100
11/15/2006,BRL,2.150000
11/15/2006,CAD,1.141050
11/15/2006,CHF,1.247550
11/15/2006,CLP,528.600000
11/15/2006,CNY,7.868700
11/15/2006,COP,2272.800000
11/15/2006,CZK,21.924650
XXXXXXXXXX

VERSION HISTORY

Product Specification Document Version History

- Version 1.0 - Initial Product Specification Template – June 2007
- Version 1.1 - Name changes – March 2009

FTSE CONTACT DETAILS

For FTSE contact details please visit http://www.ftse.com/Contact_Us