



# PRODUCT SPECIFICATION

FTSE EPRA/NAREIT GLOBAL REAL ESTATE INDEX SERIES  
DEVELOPED MARKETS INDICES  
CAPPED INDEX SERIES  
VALUATION SERVICE



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

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## PRODUCT SPECIFICATION

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### 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 Euro Zone Capped Index Net TRI                        | R0EU                | 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 Ex UK Capped Index Net TRI           | R0UK                | 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 Capped Index Net TRI                 | R0RA                | 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 Ex UK Capped Index Net TRI | R0XU                | 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         |
| FTSE EPRA/NAREIT Developed Europe Liquid 40 Capped Index Net TRI       | R0EL                | 18/02/2005      | 1729.05018       | EUR                 | 31/12/1999         |

### FILE NAME

| File Name                                                                                                  | File Name and Extension |
|------------------------------------------------------------------------------------------------------------|-------------------------|
| FTSE EPRA/NAREIT Capped Index Series Valuation Service<br>(*Where <i>ddmm</i> is effective date and month) | <i>cenvddmm.csv*</i>    |

### FILE DDS PATH

[http://data.ftse.com/data/EPRA\\_NAREIT/valuation](http://data.ftse.com/data/EPRA_NAREIT/valuation)

### SERVICE TIMING

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

# PRODUCT SPECIFICATION

## FILE CONTENT - FTSE EPRA/NAREIT Capped Index Series Valuation Service (cenvddmm.csv)

| Field                   | Description                                                            | Example                                 | Decimal Places | Data Type          | Mandatory (Y/N) |
|-------------------------|------------------------------------------------------------------------|-----------------------------------------|----------------|--------------------|-----------------|
| Index Code              | Index Identification code                                              | E0EU                                    |                | String             | Y               |
| Index Name              | Name of index or country                                               | FTSE EPRA/NAREIT Euro Zone Capped Index |                | String             | Y               |
| Number of constituents  | Total number of constituents within index                              | 49                                      |                | Integer            | Y               |
| US Dollar Index         | US Dollar index value                                                  | 3840.32                                 | 2              | Float              | Y               |
| Sterling Index          | Sterling index value                                                   | 3124.30                                 | 2              | Float              | Y               |
| Euro Index              | Euro index value                                                       | 2886.45                                 | 2              | Float              | Y               |
| Japanese Yen Index      | Japanese Yen index value                                               | 4639.11                                 | 2              | Float              | Y               |
| Australian Dollar Index | Australian Dollar index value                                          | 123234.56                               | 2              | Float              | Y               |
| Local Currency Index    | Local currency index value                                             | 2886.45                                 | 2              | Float              | Y               |
| US Dollar TRI           | US Dollar total return index value                                     | 5300.17                                 | 2              | Float              | Y               |
| Sterling TRI            | Sterling total return index value                                      | 4311.97                                 | 2              | Float              | Y               |
| Euro TRI                | Euro total return index value                                          | 4011.59                                 | 2              | Float              | Y               |
| Japanese Yen TRI        | Japanese Yen total return index value                                  | 6402.61                                 | 2              | Float              | Y               |
| Australian Dollar TRI   | Australian Dollar total return index value                             | 234454.95                               | 2              | Float              | Y               |
| Local Currency TRI      | Local total return index value                                         | 4011.59                                 | 2              | Float              | Y               |
| MCap (\$)               | Market Capitalisation in currency specified in millions at index close | 91625.325917                            | 6              | Float              | Y               |
| MCap (£)                | Market Capitalisation in currency specified in millions at index close | 46253.380776                            | 6              | Float              | Y               |
| MCap (Euro)             | Market Capitalisation in currency specified in millions at index close | 68400.138304                            | 6              | Float              | Y               |
| MCap (Yen)              | Market Capitalisation in currency specified in millions at index close | 11329013.423025                         | 6              | Float              | Y               |
| MCap (AUD)              | Market Capitalisation in currency specified in millions at index close | 1213454654.543695                       | 6              | Float              | Y               |
| MCap (Local)            | Market Capitalisation in currency specified in millions at index close | 68400.138304                            | 6              | Float              | Y               |
| XD adjustment (YTD)     | Ex-dividend adjustment year to date                                    | 53.429                                  | 3              | Float-zero if null | Y               |
| Dividend yield          | Dividend Yield                                                         | 2.61%                                   | 2              | Percentage         | N               |

## FILE EXAMPLE

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 FTSE EPRA/NAREIT Capped Index Series Valuation Service

Index Code,Index Name,Number of constituents,US Dollar Index,Sterling Index,Euro Index,Japanese Yen Index,Australian Dollar Index,Local Currency Index,US Dollar TRI,Sterling TRI,Euro TRI,Japanese Yen TRI,Australian Dollar TRI,Local Currency TRI,MCap (\$),MCap (£),MCap (Euro),MCap (Yen),MCap (AUD),MCap (Local),XD adjustment (YTD),Dividend yield  
 E0EU,FTSE EPRA/NAREIT Euro Zone Capped  
 Index,43,1569.95,1704.83,1183.89,1368.33,1500.62,1183.89,2295.03,2492.21,1743,2000.29,2193.67,17  
 43,28176.7623,18985.78421,21103.83143,2513648.965,41158.07847,21103.83143,1.845,7.18%  
 XXXXXXXXXXXX

## EXCHANGE RATES FILE SPECIFICATION

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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  
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## VERSION HISTORY

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### Product Specification Document Version History

- Version 1.0 - Initial Product Specification – June 2007
- Version 1.1 - Addition of Net TRI Indices – December 2008
- Version 1.2 - Addition of AUD values – February 2009
- Version 1.3 - Name changes – March 2009

## FTSE CONTACT DETAILS

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For FTSE contact details please visit [http://www.ftse.com/Contact\\_Us](http://www.ftse.com/Contact_Us)