



# PRODUCT SPECIFICATION

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



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

## CONTENTS

---

Page 3 - 8	<b>Product Specification</b>
	- FILE RANGE
	- FILE NAME
	- FILE DDS PATH
	- SERVICE TIMING
	- FILE CONTENT
	- FILE NOTES
	- FILE EXAMPLE

Page 9	<b>Exchange Rates File Specification</b>
	- FILE NAME
	- FILE CONTENT
	- FILE EXAMPLE

Page 9	<b>Version History</b>
	- PRODUCT SPECIFICATION DOCUMENT VERSION HISTORY

Page 10	<b>FTSE Contact Details</b>
---------	-----------------------------

---

## PRODUCT SPECIFICATION

### FILE RANGE

Index Name	Index Code (Marker)	Local Currency
FTSE EPRA/NAREIT Developed Asia Index	EGAS	EUR
FTSE EPRA/NAREIT Australia Index	ELAU	AUD
FTSE EPRA/NAREIT Austria Index	EPAS	EUR
FTSE EPRA/NAREIT Belgium Index	EPBL	EUR
FTSE EPRA/NAREIT Canada Index	ELCA	CAD
FTSE EPRA/NAREIT Denmark Index	ELDK	DKK
FTSE EPRA/NAREIT Euro Zone Index	EPEU	EUR
FTSE EPRA/NAREIT Developed Europe (UK Restricted) Index	EPHG	EUR
FTSE EPRA/NAREIT Developed Europe Ex UK Index	EXUK	EUR
FTSE EPRA/NAREIT Developed Europe Index	EPRA	EUR
FTSE EPRA/NAREIT Developed EMEA Index	EEUI	EUR
FTSE EPRA/NAREIT Developed Europe Liquid 40 Ex UK Index	SSXU	EUR
FTSE EPRA/NAREIT Developed Europe Liquid 40 Index	SSEL	EUR
FTSE EPRA/NAREIT Finland Index	EPFI	EUR
FTSE EPRA/NAREIT France Index	EPFR	EUR
FTSE EPRA/NAREIT Germany Index	EPGR	EUR
FTSE EPRA/NAREIT Developed Ex Asia Index	EGXA	EUR
FTSE EPRA/NAREIT Developed Ex Europe Index	EGXE	EUR
FTSE EPRA/NAREIT Developed Ex North America Index	EGXN	EUR
FTSE EPRA/NAREIT Developed Index	ENGL	EUR
FTSE EPRA/NAREIT Greece Index	EPGC	EUR
FTSE EPRA/NAREIT Hong Kong Index	ELHK	HKD
FTSE EPRA/NAREIT Ireland Index	EPIR	EUR
FTSE EPRA/NAREIT Israel Index	EPIS	ILS
FTSE EPRA/NAREIT Italy Index	EPIT	EUR
FTSE EPRA/NAREIT Japan Index	ELJP	JPY
FTSE EPRA/NAREIT Luxembourg Index	EPLU	EUR
FTSE EPRA/NAREIT Netherlands Index	EPNL	EUR
FTSE EPRA/NAREIT New Zealand Index	ELNZ	NZD
FTSE EPRA/NAREIT North America Index	EGNA	EUR
FTSE EPRA/NAREIT Norway Index	ELNK	NOK
FTSE EPRA/NAREIT Portugal Index	EPPT	EUR
FTSE EPRA/NAREIT Developed Pure Asia Index	EGPA	EUR
FTSE EPRA/NAREIT Developed Pure Australia Index	LPAU	AUD
FTSE EPRA/NAREIT Singapore Index	ELSI	SGD
FTSE EPRA/NAREIT Spain Index	EPSP	EUR
FTSE EPRA/NAREIT Sweden Index	ELSD	SEK
FTSE EPRA/NAREIT Switzerland Index	ELSW	CHF
FTSE EPRA/NAREIT UK Index	ELUK	GBP
FTSE EPRA/NAREIT United States Index	UNUS	USD
FTSE EPRA/NAREIT Developed Europe Ex UK Dividend+ Index	ENDP	EUR
FTSE EPRA/NAREIT Developed ex US Index	EGXU	USD
FTSE EPRA/NAREIT Developed ex Japan Index	EGXJ	EUR
FTSE EPRA/NAREIT Developed Asia ex Australia Index	EPAA	EUR
FTSE EPRA/NAREIT Developed Middle East and Africa Index	ENDM	EUR
FTSE EPRA/NAREIT Developed ex Middle East and Africa Index	ENDEM	EUR
FTSE EPRA/NAREIT Developed Asia Index Net TRI	RGAS	EUR
FTSE EPRA/NAREIT Australia Index Net TRI	RLAU	AUD
FTSE EPRA/NAREIT Austria Index Net TRI	RPAS	EUR

FTSE EPRA/NAREIT Belgium Index Net TRI	RPBL	EUR
FTSE EPRA/NAREIT Canada Index Net TRI	RLCA	CAD
FTSE EPRA/NAREIT Denmark Index Net TRI	RLDK	DKK
FTSE EPRA/NAREIT Euro Zone Index Net TRI	RPEU	EUR
FTSE EPRA/NAREIT Developed Europe (UK Restricted) Index Net TRI	RPHG	EUR
FTSE EPRA/NAREIT Developed Europe Ex UK Index Net TRI	RXUK	EUR
FTSE EPRA/NAREIT Developed Europe Index Net TRI	RPRA	EUR
FTSE EPRA/NAREIT Developed EMEA Index Net TRI	REUI	EUR
FTSE EPRA/NAREIT Developed Europe Liquid 40 Ex UK Index Net TRI	RSXU	EUR
FTSE EPRA/NAREIT Developed Europe Liquid 40 Index Net TRI	RSSL	EUR
FTSE EPRA/NAREIT Finland Index Net TRI	RPFI	EUR
FTSE EPRA/NAREIT France Index Net TRI	RPFR	EUR
FTSE EPRA/NAREIT Germany Index Net TRI	RPGR	EUR
FTSE EPRA/NAREIT Developed Ex Asia Index Net TRI	RGXA	EUR
FTSE EPRA/NAREIT Developed Ex Europe Index Net TRI	RGXE	EUR
FTSE EPRA/NAREIT Developed Ex North America Index Net TRI	RGXN	EUR
FTSE EPRA/NAREIT Developed Index Net TRI	RNGL	EUR
FTSE EPRA/NAREIT Greece Index Net TRI	RPGC	EUR
FTSE EPRA/NAREIT Hong Kong Index Net TRI	RLHK	HKD
FTSE EPRA/NAREIT Ireland Index Net TRI	RPIR	EUR
FTSE EPRA/NAREIT Israel Index Net TRI	RPIS	ILS
FTSE EPRA/NAREIT Italy Index Net TRI	RPIT	EUR
FTSE EPRA/NAREIT Japan Index Net TRI	RLJP	JPY
FTSE EPRA/NAREIT Luxembourg Index Net TRI	RPLU	EUR
FTSE EPRA/NAREIT Netherlands Index Net TRI	RPNL	EUR
FTSE EPRA/NAREIT New Zealand Index Net TRI	RLNZ	NZD
FTSE EPRA/NAREIT North America Index Net TRI	RGNA	EUR
FTSE EPRA/NAREIT Norway Index Net TRI	RLNK	NOK
FTSE EPRA/NAREIT Portugal Index Net TRI	RPPT	EUR
FTSE EPRA/NAREIT Developed Pure Asia Index Net TRI	RGPA	EUR
FTSE EPRA/NAREIT Developed Pure Australia Index Net TRI	RPAU	AUD
FTSE EPRA/NAREIT Singapore Index Net TRI	RLSI	SGD
FTSE EPRA/NAREIT Spain Index Net TRI	RPSP	EUR
FTSE EPRA/NAREIT South Korea Index Net TRI	RPKR	KRW
FTSE EPRA/NAREIT Sweden Index Net TRI	RLSD	SEK
FTSE EPRA/NAREIT Switzerland Index Net TRI	RLSW	CHF
FTSE EPRA/NAREIT UK Index Net TRI	RPUK	GBP
FTSE EPRA/NAREIT United States Index Net TRI	RNUS	USD
FTSE EPRA/NAREIT Developed ex US Index Net TRI	RGXU	USD
FTSE EPRA/NAREIT Developed ex Japan Index Net TRI	RGXJ	EUR
FTSE EPRA/NAREIT Developed Asia ex Australia Index Net TRI	RPAA	EUR
FTSE EPRA/NAREIT Developed Middle East and Africa Index Net TRI	RNDM	EUR
FTSE EPRA/NAREIT Developed ex Middle East and Africa Index Net TRI	RNDEM	EUR
<b>FTSE EPRA/NAREIT Dividend+ Index</b>		
FTSE EPRA/NAREIT Developed Europe Ex UK Dividend+ Index	ENDP	EUR
<b>FTSE EPRA/NAREIT Australia Indices</b>		
FTSE EPRA/NAREIT Australia hedged in USD	ELHA	AUS
FTSE EPRA/NAREIT Developed ex Australia hedged in AUD	EGAA	AUS
FTSE EPRA/NAREIT Developed ex Australia hedged in USD	EGAH	AUS
FTSE EPRA/NAREIT Developed hedged in AUD	EGHA	AUS
FTSE EPRA/NAREIT Developed ex Aus Rental in AUD Unhedged	GAUR	AUS
FTSE EPRA/NAREIT Developed ex Aus Rental in AUD Hedged	GAHR	AUS

FTSE EPRA/NAREIT Developed ex Aus Non-Rental in AUD Unhedged	GAUN	AUS
FTSE EPRA/NAREIT Developed ex Aus Non-Rental in AUD Hedged	GAHN	AUS
FTSE EPRA/NAREIT Developed ex Australia Index	GAXA	AUS
FTSE EPRA/NAREIT Developed ex Australia Index Net TRI	RAXA	AUS
FTSE EPRA/NAREIT Developed Rental Index hedged in AUD	GRAH	AUS

## FILE NAME

File Name	File Name and Extension
FTSE EPRA/NAREIT Index Global Real Estate Index Series (Price and Gross & Net Total Return Index Valuation Service)	ENGL <i>ddmm</i> .csv
FTSE EPRA/NAREIT Europe ex UK Dividend+ Index	endi <i>ddmm</i> .csv
FTSE EPRA/NAREIT Australia Index Series Values	enau <i>ddmm</i> .csv

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

## FILE DDS PATH

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

## SERVICE TIMING

Available 23:30 hours GMT (Greenwich Mean Time) or BST (British Summertime) as applicable.

## PRODUCT SPECIFICATION

### FILE CONTENT -

FTSE EPRA/NAREIT Global Real Estate Index Series Valuation Service (ENGLddmm.csv)

FTSE EPRA/NAREIT Europe ex UK Dividend+ Index Valuation Service (endiddmm.csv)

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Index Code	Index Identification code	EGAS		String	Y
Index Name	Name of index or country	EPRA/NAREIT ASIA Index		String	Y
Number of constituents	Total number of constituents within index	95		Integer	Y
US Dollar Index	US Dollar index value	2066.31	2	Float	Y
Sterling Index	Sterling index value	1688.04	2	Float	Y
Euro Index	Euro index value	1574.55	2	Float	Y
Japanese Yen Index	Japanese Yen index value	2398.8	2	Float	Y
Australian Dollar Index	Australian Dollar index value	123234.56	2	Float	Y
Local Currency Index	Local currency index value	1574.55	2	Float	Y
US Dollar TRI	US Dollar total return index value	2647.03	2	Float	Y
Sterling TRI	Sterling total return index value	2162.46	2	Float	Y
Euro TRI	Euro total return index value	2015.34	2	Float	Y
Japanese Yen TRI	Japanese Yen total return index value	3072.96	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	2015.34	2	Float	Y
MCap (\$)	Market Capitalisation in currency specified in millions at index close	295623.249271	6	Float	Y
MCap (£)	Market Capitalisation in currency specified in millions at index close	149854.381288	6	Float	Y
MCap (Euro)	Market Capitalisation in currency specified in millions at index close	222648.650188	6	Float	Y
MCap (Yen)	Market Capitalisation in currency specified in millions at index close	35127432.594598	6	Float	Y
MCap (AUD)	Market Capitalisation in currency specified in millions at index close	113454654.543695	6	Float	Y
MCap (Local)	Market Capitalisation in currency specified in millions at index close	222648.650188	6	Float	Y
XD adjustment (YTD)	Ex-dividend adjustment year to date	0.000	3	Float-zero if null	Y
Dividend yield	Dividend Yield	2.88%	2	Percentage	N

### FILE EXAMPLE

12/01/2009 (C) FTSE International Limited 2009. All Rights Reserved

FTSE EPRA/NAREIT Global Real Estate Index Series

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 (J),MCap (Euro),MCap (Yen),MCap (AUD),MCap (Local),XD adjustment (YTD),Dividend yield

EGAS,EPRA/NAREIT Asia

Index,64,1055.38,1146.05,799.76,919.84,1008.77,799.76,1449.2,1573.7,1097.17,1263.08,1385.2,1097.17,163136.5919,109923.067,122186.0446,14553415.37,238295.2512,122186.0446,0,5.63%

XXXXXXXXXX

12/01/2009 (C) FTSE International Limited 2009. All Rights Reserved  
FTSE EPRA/NAREIT Europe Ex UK Dividend+ Index

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  
ENDP,FTSE EPRA Europe ex UK Dividend +  
Index,47,1620.26,1956.89,1469.18,1304.43,1804.05,1469.18,1862.44,2249.38,1689.06,1499.39,2073.69,  
1689.06,44681.11651,30106.58312,33465.26264,3986002.404,65266.1537,33465.26264,6.247,7.31%  
XXXXXXXXXX

FILE CONTENT - FTSE EPRA/NAREIT Australia Index Series Values Valuation Service (enauddmm.csv)

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Index Code	Index Identification code	EGAA		String	Y
Index Name	Name of index	EPRA/NAREIT Global ex Australia hedged in AUS\$		String	Y
Number of constituents	Total number of constituents within index	308		Integer	Y
US Dollar Index	US Dollar index value		2	Float	N
Australian Dollar Index	Australian Dollar index value	1677.92	2	Float	N
Local Currency Index	Local currency index value	1677.92	2	Float	Y
US Dollar TRI	US Dollar total return index value		2	Float	N
Australian Dollar TRI	Australian Dollar return index value	1792.04	2	Float	N
Local Currency TRI	Local total return index value	1792.04	2	Float	Y
MCap (\$)	Market Capitalisation in currency specified in millions at index close	811672.303694	6	Float	Y
MCap (AUD)	Market Capitalisation in currency specified in millions at index close	1019492.880332	6	Float	Y
MCap (Local)	Market Capitalisation in currency specified in millions at index close	1019492.880332	6	Float	Y
XD adjustment (YTD)	Ex-dividend adjustment year to date	0.000	3	Float-zero if null	Y
Dividend yield	Dividend Yield (%)		2	Percentage	N

## FILE EXAMPLE

02/01/2007 (C) FTSE International Limited 2007. All Rights Reserved  
 FTSE EPRA/NAREIT Australia Index Series Values

Index Code,Index Name,Number of constituents,US Dollar Index,Australian Dollar Index,Local Currency Index,US Dollar TRI,Australian Dollar TRI,Local Currency TRI,MCap (\$),MCap (AUD),MCap (Local),XD adjustment (YTD),Dividend yield  
 EGAA,EPRA/NAREIT Global ex Australia hedged in  
 AUS\$,308,,1677.92,1677.92,,1792.04,1792.04,811672.303694,1019492.880332,1019492.880332,0.000,  
 XXXXXXXXXXXX

## 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 1.5 - Add Net Tax Indices and Update Product Specification Template – March 2007
- Version 1.6 - Add AUD values – Feb 2009
- Version 1.7 - Name changes – March 2009

## FTSE CONTACT DETAILS

---

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