



PRODUCT SPECIFICATION

FTSE EPRA/NAREIT GLOBAL REAL ESTATE INDEX SERIES
DEVELOPED MARKETS INDICES
FTSE EPRA/NAREIT Dividend+ Index Series
Tracker Service



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

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INDEX SPECIFICATION

INDEX DESCRIPTION

- The series comprises three tradable indices that will provide a daily measure of the performance of the higher yielding stocks within the universe of the FTSE EPRA/NAREIT Global Real Estate Index Series. It will do this by capturing those stocks that have a forecasted dividend yield of equal or greater than 2 per cent at the annual review in September. This methodology is the same as the existing FTSE EPRA/NAREIT Developed Europe ex UK Dividend+ index but for Developed Markets, Developed Asia and US carve outs.

INDEX ATTRIBUTES

- The following index table shows the specifications of the index and the attributes.

Index Specification	Attribute
Index Codes (Markers)	ENAD, ENGD, ENUD
Base Date	30/06/2005
Base Index Currency	USD
Base Value	2000

PRODUCT SPECIFICATION

FILE RANGE

Index Name	Index Code
FTSE EPRA/NAREIT Developed Asia Dividend+ Index	ENAD
FTSE EPRA/NAREIT Developed Dividend+ Index	ENGD
FTSE EPRA/NAREIT US Dividend+ Index	ENUD

FILE NAME

File Name	File Name and Extension
FTSE EPRA NAREIT Dividend+ Index Series Tracker Service	edat <i>ddmm</i> .csv

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

FILE DDS PATH

http://data.ftse.com/data/EPRA_Div_Regional/Tracker

SERVICE TIMING

Available 12:30am hours GMT (Greenwich Mean Time) or BST (British Summertime) as applicable

PRODUCT SPECIFICATION

FILE CONTENT

Real Estate Index 01 - Index level data

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Index Code	FTSE Index codes	ENAD		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	63	0	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	63	0	Integer	Y
Previous Market Capitalisation	Previous day's closing weighted market capitalisation in USD Currency in millions	160650.1	6	Float	Y
New Market Capitalisation	Previous day's closing weighted market capitalisation in USD Currency in millions, after weighting amendments effective today	160650.1	6	Float	Y
Previous Divisor	Previous day's index divisor in USD Currency, millions	79403228	6	Float	Y
New Divisor	Today's index divisor in USD Currency, millions	79403228	6	Float	Y
XD Adjustment Value	Today's XD adjustment figure in USD Currency	0.755	3	Float	N

Real Estate Index 02- (Stock level data - weighting amendments)

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Cons Code	Constituent identifier code			Cons-leading C	N
Constituent Name	Name of company			String	N
ISIN Code	ISIN Security Identifier			String	N
SEDOL	SEDOL Security Identifier			SEDOL	N
CUSIP	CUSIP Security Identifier where available			String	N
Country Code	Country code for Security			String	N
MIC Exchange Code	Exchange code for Security			String	N
ISO Currency Code	ISO Currency code for Security			String	N
Index Marker	Codes for indexes of which security is a constituent			String	N
ICB Closing Subsector Code	ICB SubSector code (4 digit code)			Integer	N
ICB New Subsector Code	ICB New SubSector code (4 digit code)			Integer	N
Closing Price	Previous day's closing price in currency specified		6	Float	N
Price Adjustment Factor	Price adjustment factor		6	Float	N
Adjusted Price	Share price in currency indicated after weighting amendment		6	Float	N
Previous Shares in Issue	Number of shares in issue before corporate amendment		0	Integer	N
New Shares in Issue	Number of shares in issue after corporate amendment		0	Integer	N
Previous Investibility Weight	Percentage of market capitalisation in issue included in the Indices at close		6	Float	N
New Investibility Weight	New percentage of market capitalisation included in the Indexes close		6	Float	N
Amendment Code	Code for weighting and housekeeping amendments			String	N
Amendment Notes	Details, where available, on weighting amendment code			String	N

Real Estate Index 03 - (Stock level data - Ex-dividend changes)

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Cons Code	FTSE constituent identifier	C04846		Cons-leading c	N
Constituent Name	Name of company	Link Real Estate Investment Trust		String	N
ISIN Code	ISIN security Identifier	HK0823032773		String	N
SEDOL	Stock Exchange Daily Official List (SEDOL) code	B0PB4M7		SEDOL	N
CUSIP	Constituent CUSIP code where available			String	N
Country Code	Country code for Security (maximum 4 letters)	HK		String	N
MIC Exchange Code	Market Identification Code (MIC) for the Exchange of the Security (four letters)	XHKG		String	N
Subsector Code	ICB Subsector code (4 Digit Number)	8737		Integer	N
Shares in Issue	Number of shares in issue for today's calculation	2137454000	0	Integer	N
Investibility Weight	Percentage of shares in issue included in the indexes	100	2	Float	N
Ex-Dividend Date	Date the security is XD	15/08/2006		Date time	N
Dividend Amount	Dividend amount used for Total Return calculation (may be net or gross) (up to 6 decimal places)	0.2181	6	Float	N
ISO Currency Code	Currency code for dividend payment	HKD		String	N
Index Marker	Codes for indexes of which company is a constituent	ENGD		String	N
XD Adjustment Value	Value for XD adjustment (gross except UK which are actual values) for each related index	0.197	3	Float	N
FTSE Dividend Code	Dividend Code	F		String	N
FTSE Dividend Notes	Details, where available, on dividend payments			String	N

File Example

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FTSE EPRA NAREIT Dividend+ Index Series Tracker Service

Real Estate Index 01

Index Code,Old Number of Constituents,New Number of Constituents,Previous Market Capitalisation,New
Market Capitalisation,Previous Divisor,New Divisor,XD Adjustment Value
ENAD,63,63,160650.140982,160650.140982,79403227.940869,79403227.940869,0.755
ENGD,262,262,607604.929398,607604.929398,303878794.835262,303878794.835262,0.750
ENUD,112,112,316224.732037,316224.732037,159463402.168892,159463402.168892,1.053
YYYYYYYYYY

Real Estate Index 02

Cons Code,Constituent Name,ISIN Code,SEDOL,CUSIP,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
YYYYYYYYYY

Real Estate Index 03

Cons Code,Constituent Name,ISIN Code,SEDOL,CUSIP,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
C04846,"Link Real Estate Investment
Trust",HK0823032773,B0PB4M7,,HK,XHKG,8737,2137454000,100.00,15/08/2006,0.218100,HKD,ENGD,0.19
7,F,
C04846,"Link Real Estate Investment
Trust",HK0823032773,B0PB4M7,,HK,XHKG,8737,2137454000,100.00,15/08/2006,0.218100,HKD,ENAD,0.75
5,F,
C03061,"Simon Property
Group",US8288061091,2812452,828806109,USA,XNYS,8737,220851400,100.00,15/08/2006,0.760000,USD,
ENUD,1.053,Q,
C03061,"Simon Property
Group",US8288061091,2812452,828806109,USA,XNYS,8737,220851400,100.00,15/08/2006,0.760000,USD,
ENGD,0.552,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	dd/mm/yyyy format*	
ISO Currency Code	Currency code	
USD Exchange Rate	USD exchange rate used for calculation (WM/Reuters closing rates)	Up to 6

(*where *dd/mm/yyyy* is effective date, month and year)

FILE EXAMPLE

11/06/2004(C) FTSE International Limited 2004. All Rights Reserved
FTSE Exchange Rate Service

Date,ISO Currency Code,USD Exchange Rate

06/11/2004,ARS,2.968800
06/11/2004,ATS,11.456900
06/11/2004,AUD,1.442900
06/11/2004,BEF,33.587200
06/11/2004,BRL,3.142000
06/11/2004,CAD,1.362800
06/11/2004,CHF,1.260000
06/11/2004,CLP,649.250000
06/11/2004,CNY,8.276500
06/11/2004,COP,2735.500000
06/11/2004,CZK,26.191600
XXXXXXXXXX

VERSION HISTORY

Product Specification Document Version History

- Version 1.0 - Initial Product Specification.
- Version 1.1 - Name changes

FTSE CONTACT DETAILS

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