



## PRODUCT SPECIFICATION

FTSE EPRA/NAREIT GLOBAL REAL ESTATE INDEX SERIES  
DEVELOPED MARKETS INDICES  
FTSE EPRA/NAREIT Index Series REITs and Non-REITs  
Valuation Service



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

## CONTENTS

---

Page 3	<b>Index Specification</b>
	- INDEX DESCRIPTION
	- INDEX ATTRIBUTES

Page 4 – 5	<b>Product Specification</b>
	- FILE RANGE
	- FILE NAME
	- FILE DDS PATH
	- SERVICE TIMING
	- FILE CONTENT
	- FILE NOTES
	- FILE EXAMPLE

Page 6	<b>Exchange Rates File Specification</b>
	- FILE NAME
	- FILE CONTENT
	- FILE EXAMPLE

Page 6	<b>Version History</b>
	- PRODUCT SPECIFICATION DOCUMENT VERSION HISTORY

Page 7	<b>FTSE Contact Details</b>
--------	-----------------------------

---

## INDEX SPECIFICATION

---

### INDEX DESCRIPTION

- The FTSE EPRA/NAREIT Index Series REITs and Non-REITs are a sub-set of the FTSE EPRA/NAREIT Global Series that launched in February 2005. The REITs and Non-REITs Index Series will give investors the capability to view each constituent's classification within the EPRA/NAREIT universe according to REIT legislation. The FTSE EPRA/NAREIT Index Series REITs and Non-REITs will consist of 5 of the key indices split in to both REITs and Non-REITs indices plus 22 individual countries split into both REITs and Non-REITs indices, giving a total of 54 individual indices. The series will be provided as end of day products.

### INDEX ATTRIBUTES

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

Index Specification	Attribute
Index Codes (Markers)	ERGL, ERXA, ERXE, ERXU, ERAS, ENRG, ENXA, ENXE, ENXU, ENAS, ENAUR, ENAUNR, ENASR, ENASNR, ENBLR, ENCAR, ENCANR, ENDKR, ENDKNR, ENFIR, ENFINR, ENFRR, ENFRNR, ENGRR, ENGRNR, ENGCR, ENGCR, ENHCR, ENHKNR, ENIRR, ENIRNR, ENITR, ENITNR, ENJPR, ENJPNR, ENNLNR, ENNLNR, ENNZR, ENNZNR, ENNKR, ENNKNR, ENPTR, ENPTNR, ENSIR, ENSINR, ENSPR, ENSPNR, ENSDR, ENSDNR, ENSWR, ENSWNR, ENUSR, ENUSNR
Base Date	10/03/2006
Base Index Currency	Local
Base Value	1000

## PRODUCT SPECIFICATION

---

### FILE RANGE

Index Name	Index Code (Marker)
FTSE EPRA/NAREIT Developed REITs Index	ERGL
FTSE EPRA/NAREIT Developed ex Asia REITs Index	ERXA
FTSE EPRA/NAREIT Developed ex Europe REITs Index	ERXE
FTSE EPRA/NAREIT Developed ex US REITs Index	ERXU
FTSE EPRA/NAREIT Developed Asia REITs Index	ERAS
FTSE EPRA/NAREIT Developed Non-REITs Index	ENRG
FTSE EPRA/NAREIT Developed ex Asia Non-REITs Index	ENXA
FTSE EPRA/NAREIT Developed ex Europe Non-REITs Index	ENXE
FTSE EPRA/NAREIT Developed ex US Non-REITs Index	ENXU
FTSE EPRA/NAREIT Developed Asia Non-REITs Index	ENAS
FTSE EPRA/NAREIT Australia REITs Index	ENAU
FTSE EPRA/NAREIT Australia Non-REITs Index	ENAU
FTSE EPRA/NAREIT Austria REITs Index	ENAS
FTSE EPRA/NAREIT Austria Non-REITs Index	ENAS
FTSE EPRA/NAREIT Belgium/Luxembourg REITs Index	ENBL
FTSE EPRA/NAREIT Belgium/Luxembourg Non-REITs Index	ENBL
FTSE EPRA/NAREIT Canada REITs Index	ENCA
FTSE EPRA/NAREIT Canada Non-REITs Index	ENCA
FTSE EPRA/NAREIT Denmark REITs Index	ENDK
FTSE EPRA/NAREIT Denmark Non-REITs Index	ENDK
FTSE EPRA/NAREIT Finland REITs Index	ENFI
FTSE EPRA/NAREIT Finland Non-REITs Index	ENFI
FTSE EPRA/NAREIT France REITs Index	ENFR
FTSE EPRA/NAREIT France Non-REITs Index	ENFR
FTSE EPRA/NAREIT Germany REITs Index	ENGR
FTSE EPRA/NAREIT Germany Non-REITs Index	ENGR
FTSE EPRA/NAREIT Greece REITs Index	ENGC
FTSE EPRA/NAREIT Greece Non-REITs Index	ENGC
FTSE EPRA/NAREIT Hong Kong REITs Index	ENHK
FTSE EPRA/NAREIT Hong Kong Non-REITs Index	ENHK
FTSE EPRA/NAREIT Ireland REITs Index	ENIR
FTSE EPRA/NAREIT Ireland Non-REITs Index	ENIR
FTSE EPRA/NAREIT Italy REITs Index	ENIT
FTSE EPRA/NAREIT Italy Non-REITs Index	ENIT
FTSE EPRA/NAREIT Japan REITs Index	ENJP
FTSE EPRA/NAREIT Japan Non-REITs Index	ENJP
FTSE EPRA/NAREIT Netherlands REITs Index	ENNL
FTSE EPRA/NAREIT Netherlands Non-REITs Index	ENNL
FTSE EPRA/NAREIT New Zealand REITs Index	ENNZ
FTSE EPRA/NAREIT New Zealand Non-REITs Index	ENNZ
FTSE EPRA/NAREIT Norway REITs Index	ENNK
FTSE EPRA/NAREIT Norway Non-REITs Index	ENNK
FTSE EPRA/NAREIT Portugal REITs Index	ENPT
FTSE EPRA/NAREIT Portugal Non-REITs Index	ENPT
FTSE EPRA/NAREIT Singapore REITs Index	ENSIR
FTSE EPRA/NAREIT Singapore Non-REITs Index	ENSIR
FTSE EPRA/NAREIT Spain REITs Index	ENSP

FTSE EPRA/NAREIT Spain Non-REITs Index	ENSPNR
FTSE EPRA/NAREIT Sweden REITs Index	ENSDR
FTSE EPRA/NAREIT Sweden Non-REITs Index	ENSDNR
FTSE EPRA/NAREIT Switzerland REITs Index	ENSWR
FTSE EPRA/NAREIT Switzerland Non-REITs Index	ENSWNR
FTSE EPRA/NAREIT United States REITs Index	ENUSR
FTSE EPRA/NAREIT United States Non-REITs Index	ENUSNR

## FILE NAME

File Name	File Name and Extension
FTSE EPRA NAREIT Index Series REITs and Non-REITs Valuation Service (*Where <i>ddmm</i> is effective date and month)	ervvddmm.csv

## FILE DDS PATH

[http://data.ftse.com/epra\\_nareit/valuation](http://data.ftse.com/epra_nareit/valuation)

## SERVICE TIMING

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

# PRODUCT SPECIFICATION

## FILE CONTENT

FTSE EPRA NAREIT Index Series REITs and Non-REITs Valuation Service (*ernvddmm.csv*)

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Index Code	Index Identification code	ERGL		String	Y
Index Name	Name of index	FTSE EPRA/NAREIT Developed REITs		String	Y
Number of constituents	Total number of constituents within index	197		Integer	Y
US Dollar Index	US Dollar index value	1001.38	2	Float	Y
Sterling Index	Sterling index value	923.24	2	Float	Y
Euro Index	Euro index value	988.93	2	Float	Y
Japanese Yen Index	Japanese Yen index value	1139.91	2	Float	Y
Australian Dollar Index	Australian Dollar index value	123234.56	2	Float	Y
Local Currency Index	Local currency index value	988.93	2	Float	Y
US Dollar TRI	US Dollar total return index value	1002.72	2	Float	Y
Sterling TRI	Sterling total return index value	924.47	2	Float	Y
Euro TRI	Euro total return index value	990.25	2	Float	Y
Japanese Yen TRI	Japanese Yen total return index value	1141.44	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	990.25	2	Float	Y
MCap (\$)	Market Capitalisation in currency specified in millions at index close	463218.2	6	Float	Y
MCap (£)	Market Capitalisation in currency specified in millions at index close	264997.8	6	Float	Y
MCap (Euro)	Market Capitalisation in currency specified in millions at index close	385036.2	6	Float	Y
MCap (Yen)	Market Capitalisation in currency specified in millions at index close	53971864	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	385036.2	6	Float	Y
XD adjustment (YTD)	Ex-dividend adjustment year to date	1.332	3	Float-zero if null	Y
Dividend yield	Dividend Yield (%)	4.48%	2	Float	Y

## FILE EXAMPLE

- ernvddmm.csv*

12/01/2009 (C) FTSE International Limited 2009. All Rights Reserved  
FTSE EPRA/NAREIT Index Series REITs and Non-REITs 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  
ERGL,EPRA/NAREIT Developed  
REITs,179,494.49,536.98,440.03,430.99,472.66,440.03,568.18,616.99,505.56,495.21,543.09,505.56,263860.9867,177792.1714,197626.6018,23539038.62,385424.3819,197626.6018,0.496,8.86%  
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

10/06/2004(C) FTSE International Limited 2004. All Rights Reserved  
FTSE Exchange Rate Service

Date,ISO Currency Code,USD Exchange Rate

06/10/2004,ARS,2.960000  
06/10/2004,ATS,11.379200  
06/10/2004,AUD,1.433200  
06/10/2004,BEF,33.359500  
06/10/2004,BRL,3.110500  
06/10/2004,CAD,1.358600  
06/10/2004,CHF,1.247200  
06/10/2004,CLP,650.550000  
06/10/2004,CNY,8.276700  
06/10/2004,COP,2732.475000  
06/10/2004,CZK,25.916900  
XXXXXXXXXX

## VERSION HISTORY

---

### Product Specification Document Version History

- Version 1.0 - Initial Product Specification
- Version 1.2 - Inclusion of AUD values – February 2008
- Version 1.3 - 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)