

# FTSE EPRA/NAREIT US DIVIDEND+ INDEX

FTSE Group has launched the FTSE EPRA/NAREIT US Dividend+ Index, a market-cap weighted index designed to measure the performance of global higher yielding stocks within the developed universe of the EPRA/NAREIT US Index.

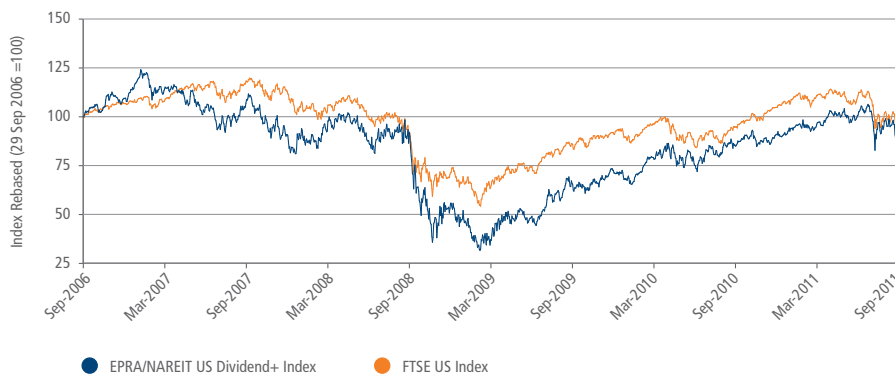
The FTSE EPRA/NAREIT US Dividend+ Index represents stocks that have a one-year forecast dividend yield of 2% or greater. The index is then weighted by market capitalisation in line with the free-float adjusted EPRA/NAREIT US Index.

The index allows investors to take advantage of the increasing trend towards Real Estate Investment Trusts (REIT) structures in the US and the related advantages of capturing the long-term effect of higher compounding returns.

## FEATURES

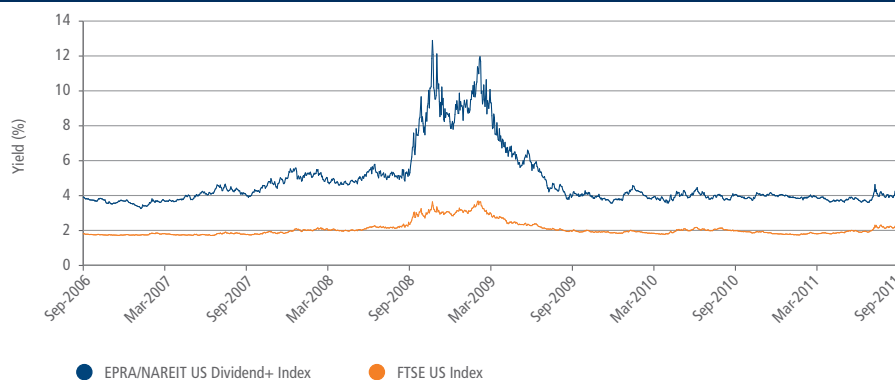
- The index provides a daily measure of the performance of the higher yielding stocks within the universe of the EPRA/NAREIT US Index
- The index captures those stocks that have a forecasted dividend yield of equal/greater than 2%
- Stocks are liquidity screened to ensure that the index is tradable
- Stocks are free-float weighted to ensure that only the investable opportunity set is included within the indices
- Capital and total return indices are available within this series
- The index is calculated in accordance with the Industry Classification Benchmark, the global standard for industry sector analysis
- The index is suitable for the creation of financial products, such as index funds, warrants, certificates and Exchange Traded Funds (ETFs)
- The indices are managed according to a transparent and public set of index rules, and overseen by an independent committee of leading market professionals. The committee ensures that the rules are correctly applied and adhered to. Regular index reviews are conducted to ensure that a continuous and accurate representation of the market is maintained

## FTSE EPRA/NAREIT US DIVIDEND+ INDEX 5-YEAR PERFORMANCE (USD TOTAL RETURN)



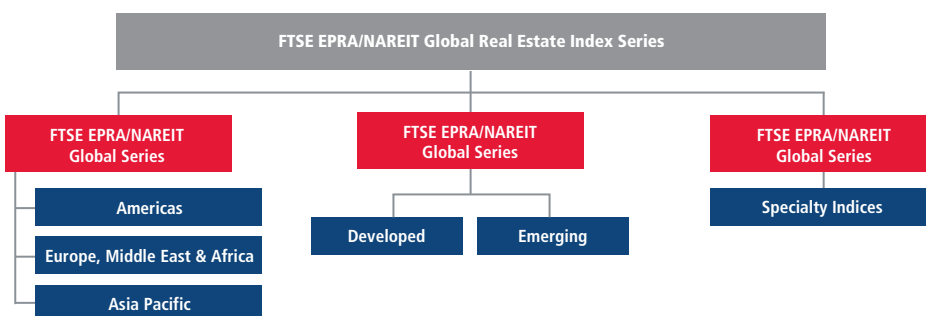
SOURCE: FTSE Group, as at 30 September 2011

## FTSE EPRA/NAREIT US DIVIDEND+ INDEX HISTORICAL DIVIDEND YIELD (MONTHLY BASIS)



SOURCE: FTSE Group, as at 30 September 2011

## FAMILY TREE



## FTSE EPRA/NAREIT US DIVIDEND+ INDEX TOP 10 CONSTITUENTS

Rank	Constituent Name	Property Sector	Net Mkt Cap (USDm)	Index Weight (%)
1	Simon Property Group	Retail	32,212	11.43
2	Equity Residential	Residential	15,249	5.41
3	HCP	Healthcare	14,235	5.05
4	Ventas Inc	Healthcare	14,213	5.04
5	Public Storage	Self Storage	14,212	5.04
6	Vornado Realty	Diversified	13,748	4.88
7	ProLogis	Industrial	11,131	3.95
8	Avalonbay Communities	Residential	10,726	3.80
9	Healthcare REIT	Healthcare	8,272	2.93
10	Kimco Realty Cp	Retail	6,100	2.16
<b>Totals</b>			<b>140,097</b>	<b>49.70</b>

SOURCE: FTSE Group, as at 30 September 2011

## FTSE EPRA/NAREIT US DIVIDEND+ INDEX PERFORMANCE AND VOLATILITY TABLE (USD TOTAL RETURN)

	PERFORMANCE								VOLATILITY		
	3M (%)	6M (%)	YTD (%)	12M (%)	3YR (%)	5YR (%)	3YR (%pa)	5YR (%pa)	1YR Vol (%pa)*	3YR Vol (%pa)**	5YR Vol (%pa)***
FTSE EPRA/NAREIT US Dividend + Index	-12.2	-8.8	-2.4	3.9	-3.9	-11.5	-1.3	-2.4	25.3	44.5	35.3
FTSE US Index	-14.9	-11.9	-6.4	0.8	-7.0	-14.7	-2.4	-3.1	25.9	44.3	35.1

\* Based on daily annualised total returns using 252 trading days in a year

\*\* Based on weekly annualised total returns using 52 weeks (Wednesday to Wednesday)

\*\*\* Based on monthly annualised total returns

SOURCE: FTSE Group, data as at 30 September 2011

## FTSE EPRA/NAREIT US DIVIDEND+ INDEX PORTFOLIO CHARACTERISTICS

FTSE EPRA/NAREIT US Dividend+ Index	
Number of Constituents	96
Net Market Cap (USDm)	281,892
<b>Constituent Sizes (Net Market Cap USDm)</b>	
Average	2,936
Largest	32,212
Smallest	191
Median	1,573
Weight of Largest Constituent (%)	11.43
<b>Top 10 Holdings (% Index Market Cap)</b>	<b>49.70</b>

SOURCE: FTSE Group, data as at 30 September 2011

## FTSE EPRA/NAREIT US DIVIDEND+ INDEX PROPERTY SECTOR

Property Sector	No. of Constituents	Net Mkt Cap (USDm)	Index Weight (%)
Diversified	11	27,513	9.76
Healthcare	11	46,527	16.51
Industrial	4	13,853	4.91
Industrial/Office Mixed	3	6,924	2.46
Lodging/Resorts	8	8,074	2.86
Office	13	22,733	8.06
Residential	16	57,641	20.45
Retail	26	80,797	28.66
Self Storage	4	17,829	6.32
<b>Totals</b>	<b>96</b>	<b>281,892</b>	<b>100.00</b>

SOURCE: FTSE Group, data as at 30 September 2011

## INFORMATION

### Index Universe

FTSE EPRA/NAREIT Global Real Estate Index Series

### Index Launch

20th September 2006

### Base Date

30 June 2005

### Base Value

2000

### Investability Screen

Free float adjusted and liquidity screened

### Index Calculation

Real-time and end-of-day indices available.

Real-time indices calculated every 15 seconds

### End-of-Day Distribution

Indices available at 12:30 GMT or BST via ftp and email

### Currency

USD, EUR, GBP, JPY & Local

### Dividend Information

One-year dividends per share forecast/estimates from I/B/E/S

### Review Dates

Annually in September

### Index Rules

Available at [www.ftse.com/realstate](http://www.ftse.com/realstate)

### Vendor Codes

Available at [www.ftse.com/realstate](http://www.ftse.com/realstate)

### Factsheet Data

FTSE Group, data as at 30 September 2011

### Historical Data

Available from December 1999

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