



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

PRODUCT SPECIFICATION

FTSE NAREIT US Real Estate Index Series
Tracker Service

FTSE

CONTENTS

Page 3	Index Specification
	- INDEX DESCRIPTION
	- INDEX ATTRIBUTES
Page 4-6	Product Specification
	- FILE RANGE
	- FILE NAME
	- FILE DDS PATH
	- SERVICE TIMING
	- FILE CONTENT
	- FILE EXAMPLE
Page 7	Exchange Rates File Specification
	- FILE NAME
	- FILE CONTENT
	- FILE EXAMPLE
Page 8	NAREIT Classification Structure
	- NAREIT Classification Structure
Page 8	Version History
	- PRODUCT SPECIFICATION DOCUMENT VERSION HISTORY
Page 8	FTSE Contact Details

INDEX SPECIFICATION

INDEX DESCRIPTION

- The FTSE NAREIT US Real Estate Index Series is an enhanced set of NAREIT indexes that give investors unparalleled exposure to the US REIT market, incorporating NAREIT's strong relationship with the REIT industry and FTSE's long-standing indexing expertise. The FTSE NAREIT US Real Estate Index Series consists of three headline indices, of which the FTSE NAREIT US Composite is segmented into NAREIT's investment sector classification structure.

INDEX ATTRIBUTES

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

Index Specification	Attribute
Index Codes (Markers)	FNAR, FNCO, FNR5, FNER, FNHR, FNMR, FN10, FN11, FN12, FN13, FN17, FN20, FN24, FN25, FN42, FN43, FN14, FN15, FN16, FN18, FN19, FN21, FN22, FN23, FN28
Base Index Date	31/12/1999 - FNAR, FNCO, FNER, FNRE, FNMR, FN10, FN11, FN12, FN13, FN17, FN20, FN24, FN26, FN42, FN43, FN14, FN15, FN16, FN18, FN19, FN21, FN22, FN23, FNR5, FN28
Base Index Value	100
Base Index Currency	USD

PRODUCT SPECIFICATION

FILE RANGE

Index Name	Index Code (Marker)
FTSE NAREIT All REITs	FNAR
FTSE NAREIT Composite	FNCO
FTSE NAREIT Real Estate 50	FNR5
FTSE NAREIT All Equity REITs	FNER
FTSE NAREIT Equity REITs	FNRE
FTSE NAREIT Mortgage REITs	FNMR
FTSE NAREIT Equity Diversified	FN10
FTSE NAREIT Equity Health Care	FN11
FTSE NAREIT Equity Self Storage	FN12
FTSE NAREIT Equity Industrial/Office	FN13
FTSE NAREIT Equity Industrial	FN14
FTSE NAREIT Equity Office	FN15
FTSE NAREIT Equity Mixed	FN16
FTSE NAREIT Equity Residential	FN17
FTSE NAREIT Equity Apartments	FN18
FTSE NAREIT Equity Manufactured Homes	FN19
FTSE NAREIT Equity Retail	FN20
FTSE NAREIT Equity Shopping Centers	FN21
FTSE NAREIT Equity Regional Malls	FN22
FTSE NAREIT Equity Free Standing	FN23
FTSE NAREIT Equity Lodging/Resorts	FN24
FTSE NAREIT Timber REITs	FN26
FTSE NAREIT Infrastructure REITs	FN28
FTSE NAREIT Mortgage Home Financing	FN42
FTSE NAREIT Mortgage Commercial Financing	FN43

FILE NAME

File Name	File Name and Extension
FTSE NAREIT US Real Estate Index Series Tracker Service (*Where <i>ddmm</i> is effective date and month)	fnit <i>ddmm</i> .csv

FILE DDS PATH

<http://data.ftse.com/nareit/tracker>

SERVICE TIMING

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

PRODUCT SPECIFICATION

FILE CONTENT

FTSE NAREIT US Real Estate Index Series Tracker Service (*fnitddmm.csv*)

NAREIT01 – Index level data

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Index Code	Value date of the file	FN10		String	N
Old Number of Constituents	Date in which change data displayed will be effective	14		Integer	N
New Number of Constituents	Constituent identifier code	14		Integer	N
Previous Market Capitalisation	Name of company	31039.955	6	Float	N
New Market Capitalisation	SEDOL Security Identifier	31039.955	6	Float	N
Previous Divisor	CUSIP Security Identifier where available	236.02337	6	Float	N
New Divisor	Country code for Security	236.02337	6	Float	N
XD Adjustment Value	Exchange code for Security	0	3	Float	N

NAREIT02 – Stock level data – weighting amendments

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Cons Code	Constituent identifier code	C69420		Cons-Leading C	N
Constituent Name	Name of company	Alexanders Inc		String	N
SEDOL	SEDOL Security Identifier	2014021		SEDOL	N
CUSIP	CUSIP Security Identifier where available	14752109		String	N
Country Code	Country code for Security	USA		String	N
MIC Exchange Code	Exchange code for Security	NAY		String	N
Currency Code	ISO Currency code for Security	USD		String	N
Index Marker	Codes for indices of which security is a constituent	FNR5		String	N
Closing Property Subsector Code	FTSE NAREIT Property Subsector identifier (4 digit code)	N761		String	N
New Property Subsector Code	New FTSE Subsector identifier (4 digit code)			String	N
Closing Price	Previous day's closing price in currency specified	355.960000	6	Integer	N
Price Adjustment Factor	Price adjustment factor		6	Integer	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	5080590	0	Float	N
New Shares in Issue	Number of shares in issue after corporate amendment		0	Float	N
Previous Investability Weight	Percentage of market capitalisation in issue included in the Indices at close	40	6	Integer	N
New Investability Weight	New percentage of market capitalisation included in the Indices close		6	Integer	N
Amendment Code	Code for weighting and housekeeping amendments	CD		Float	N
Amendment Notes	Details, where available, on weighting amendment code	Constituent deletion		Float	N

Local Market Code	US local market code for constituents	ALX		String	N
-------------------	---------------------------------------	-----	--	--------	---

NAREIT03 – Stock level data – Ex-dividend changes

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Cons Code	Constituent identifier code	C70481		Cons-Leading C	N
Constituent Name	Name of company	UDR		String	N
SEDOL	SEDOL Security Identifier	2727910		SEDOL	N
CUSIP	CUSIP Security Identifier where available	902653104		String	N
Country Code	Country code for Security	USA		String	N
MIC Exchange Code	Exchange code for Security	NAY		String	N
Property Subsector Code	FTSE NAREIT Property Subsector identifier (4 digit code)	N751		Integer	N
Shares in Issue	Number of shares in issue for today's calculation	219079564		Integer	N
Investability Weight	Percentage of shares in issue included in the indexes	100		Float	N
Ex-Dividend Date	Date the security is XD	09/01/2012		Date time	N
Dividend Amount	Dividend amount used for Total Return calculation (may be net or gross) (up to 6 decimal places)	0.215		Float	N
Currency Code	Currency code for dividend payment	USD		String	N
Index Marker	Codes for indexes of which company is a constituent	FNRE	6	String	N
XD Adjustment Value	Value for XD adjustment (gross except UK which are actual values) for each related index	0.057	6	Float	N
FTSE Dividend Code	Dividend Code	Q	6	String	N
FTSE Dividend Notes	Details, where available, on dividend payments		0	String	N
Local Market Code	US local market code for constituents	UDR	0	String	N

FILE EXAMPLE

09/01/2012 (C) FTSE International Limited 2012. All Rights Reserved
FTSE NAREIT US Real Estate Index Series Tracker

NAREIT01

Index Code,Old Number of Constituents,New Number of Constituents,Previous Market Capitalisation,New Market Capitalisation,Previous Divisor,New Divisor,XD Adjustment Value
FN17,18,18,67256.86662,67256.86662,255.271045,255.271045,0.185
YYYYYYYYYY

NAREIT02

Cons Code,Constituent Name,SEDOL,CUSIP,Country Code,MIC Exchange Code,Currency Code,Index Marker,Closing Property Subsector Code,New Property Subsector Code,Closing Price,Price Adjustment Factor,Adjusted Price,Previous Shares in Issue,New Shares in Issue,Previous Investability Weight,New Investability Weight,Amendment Code,Amendment Notes Local Market Code
C69420,Alexanders Inc,2014021,14752109,USA,NAY,USD,FNR5,N761,,355.96,,,5080590,,40,,CD Constituent deletion,ALX
YYYYYYYYYY

NAREIT03

Cons Code,Constituent Name,SEDOL,CUSIP,Country Code,MIC Exchange Code,Property Subsector Code,Shares in Issue,Investability Weight,Ex-Dividend Date,Dividend Amount,Currency Code,Index Marker,XD Adjustment Value,FTSE Dividend Code,FTSE Dividend Notes Local Market Code
C70481,UDR,2727910,902653104,USA,NAY,N751,219079564,100,09/01/2012,0.215,USD,FNR,0.057,Q,,UDR
YYYYYYYYYY
XXXXXXXXXX

EXCHANGE RATES FILE SPECIFICATION

An Exchange Rates file is provided free of charge with this service.

FILE NAME

File Name	File Name and Extension
FTSE Exchange Rates File	wixr <i>ddmm</i> .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 *dd/mm/yyyy* is effective date, month and year)

FILE EXAMPLE

09/01/2012(C) FTSE International Limited 2012. All Rights Reserved
FTSE Exchange Rate Service

Date,ISO Currency Code, USD Exchange Rate

01/09/2012,AED,3.673
01/09/2012,ARS,4.3185
01/09/2012,AUD,0.97795
01/09/2012,BAM,1.5355
01/09/2012,BBD,2
01/09/2012,BDT,82.575
01/09/2012,BGN,1.5355
01/09/2012,BHD,0.377
01/09/2012,BMD,1
01/09/2012,BOB,6.91
01/09/2012,BRL,1.84315
01/09/2012,BWP,7.5358
01/09/2012,CAD,1.02655
XXXXXXXXXX

NAREIT CLASSIFICATION STRUCTURE

Investment Sector Indexes		Property Sector Indexes		Property Sub-Sector Indexes	
Code	Index Name	Code	Index Name	Code	Index Name
N700	All Equity REITs	N710	Equity Diversified	N711	Equity Diversified
		N720	Equity Health Care	N721	Equity Health Care
		N730	Equity Self Storage	N731	Equity Self Storage
		N740	Equity Industrial/Office	N741	Equity Industrial
				N742	Equity Office
				N743	Equity Mixed
		N750	Equity Residential	N751	Equity Apartments
				N752	Equity Manufactured Homes
		N760	Equity Retail	N761	Equity Shopping Centers
				N762	Equity Regional Malls
				N763	Equity Free Standing
		N770	Equity Lodging/Resorts	N771	Equity Lodging/Resorts
		N790	Timber REITs	N791	Timber REITs
		N793	Infrastructure REITs	N794	Infrastructure REITs
N900	Mortgage REITs	N910	Mortgage Home Financing	N911	Mortgage Home Financing
		N920	Mortgage Commercial Financing	N921	Mortgage Commercial Financing

VERSION HISTORY

Product Specification Document Version History

- Version 1.0 - Initial Product Specification – June 2007
- Version 1.1 - Version update – August 2007
- Version 1.2 - Updated for classification changes – December 2010
- Version 1.3 – Added FTSE NAREIT Infrastructure REITs Index – January 2012
- Version 1.4 - Updated classification code - May 2012

FTSE CONTACT DETAILS

For FTSE contact details please visit http://www.ftse.com/Contact_Us