



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

PRODUCT SPECIFICATION

FTSE NAREIT US Real Estate Index Series
Valuation Service

FTSE

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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 Valuation Service (*Where <i>ddmm</i> is effective date and month)	fnivddmm.csv

FILE DDS PATH

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

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 Valuation Service (fnivddmm.csv)

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Index Code	Sector or Index identification code	C02376		Cons-Leading C	Y
Index/Sector Name	Name of index	US9621661043		String	Y
Number of Constituents	Total number of constituents within index	2958936		SEDOL	Y
US Dollar Index	US Dollar index value	962166104		String	Y
Sterling Index	Sterling index value	Weyerhaeuser		String	Y
Euro Index	Euro index value	USA		String	Y
Japanese yen Index	Japanese Yen index value	USD		String	Y
Base Currency Index	Base index value	NAY		String	Y
US dollar TRI	US Dollar total return index value	18.79	2	Float	Y
Sterling TRI	Sterling total return index value	535942371		Integer	Y
Euro TRI	Euro total return index value	100.00%	2	Percentage	Y
Japanese yen TRI	Japanese Yen total return index value	N700		String	Y
Base Currency TRI	Base total return index value	N790		String	Y
Mkt Cap (USD)	Market Capitalisation in currency specified in millions at index close	N791		String	Y
Mkt Cap (Sterling)	Market Capitalisation in currency specified in millions at index close	3.19%	2	Percentage	Y
Mkt Cap (Euro)	Market Capitalisation in currency specified in millions at index close	10070.357151	6	Float	Y
Mkt Cap (Yen)	Market Capitalisation in currency specified in millions at index close	10070.357151	6	Float	Y
Mkt Cap (Base Index)	Market Capitalisation in currency specified in millions at index close		6	Percentage blank if 0	N
XD Adjustment (YTD)	Ex-dividend adjustment year to date	2.207327%	6	Percentage blank if 0	N
Dividend Yield	Dividend Yield	2.723717%	6	Percentage blank if 0	N

FILE EXAMPLE

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FTSE NAREIT US Real Estate Index Series Valuation Service

Index Code,Index/Sector Name,Number of Constituents,US Dollar Index,Sterling Index,Euro Index,Japanese yen Index,Base Currency Index,US dollar TRI,Sterling TRI,Euro TRI,Japanese yen TRI,Base Currency TRI,Mkt Cap (USD),Mkt Cap (Sterling),Mkt Cap (Euro),Mkt Cap (Yen),Mkt Cap (Base Index),XD Adjustment (YTD),Dividend Yield
FN10,FTSE NAREIT Equity
Diversified,14,131.61,137.32,103.56,98.81,131.61,422.52,440.86,332.48,317.23,422.52,31062.0695,20110.82628,24386.20952,2387120.041,31062.0695,0,4.24
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	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 *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 - Addition of Index Marker column – August 2007
- Version 1.2 - Updated for classification changes – December 2010
- Version 1.3 - Additional NAREIT Classification - 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