

# FTSE NAREIT US REAL ESTATE INDEX SERIES

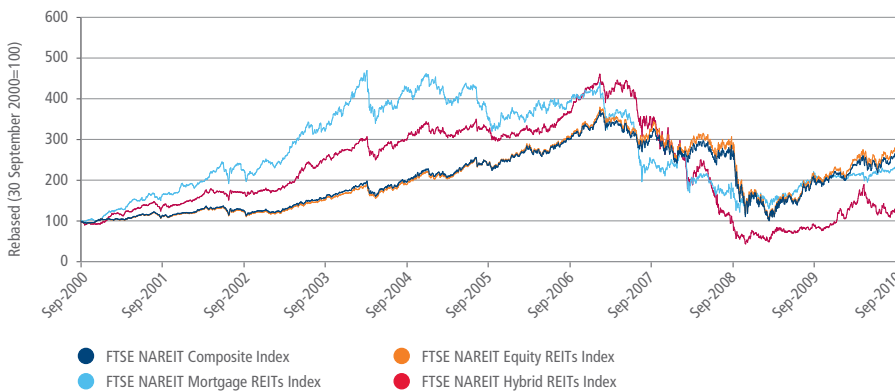


The FTSE NAREIT US Real Estate Index Series is designed to present investors with a comprehensive family of REIT performance indexes that spans the commercial real estate space across the US economy. The index series provides investors with exposure to all investment and property sectors. In addition, the more narrowly focused property sector and sub-sector indexes provide the facility to concentrate commercial real estate exposure in more selected markets. A REIT is a company that owns, and in most cases, operates income-producing real estate such as apartments, shopping centers, offices, hotels and warehouses. Some REITs also engage in financing real estate. The shares of many REITs are freely traded, usually on a major stock exchange. To qualify as a REIT, a company must distribute at least 90 percent of its taxable income to its shareholders annually. A company that qualifies as a REIT is permitted to deduct dividends paid to its shareholders from its corporate taxable income. As a result, most REITs remit at least 100 percent of their taxable income to their shareholders and therefore owe no corporate tax. Taxes are paid by shareholders on the dividends received and any capital gains. Most states honor this federal treatment and also do not require REITs to pay state income tax. Like other businesses, but unlike partnerships, a REIT cannot pass any tax losses through to its investors.

## FEATURES

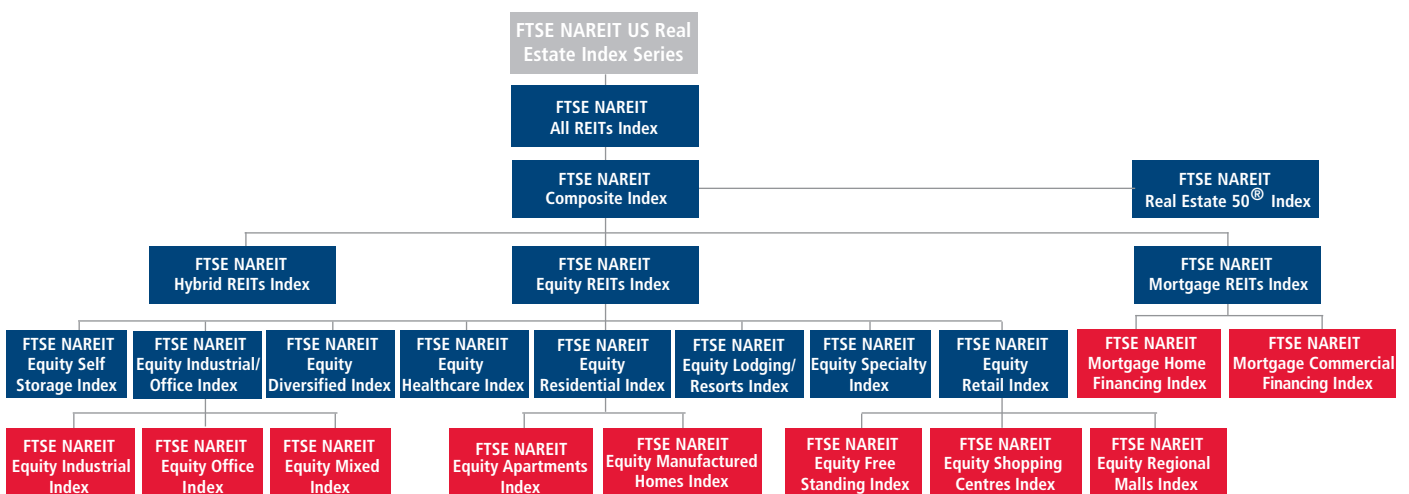
- FTSE assumed responsibility for the calculation of the NAREIT Domestic Real Estate Index Series, which was rebranded as the FTSE NAREIT US Real Estate Index Series
- The National Association of Real Investment Trusts (NAREIT) is the trade association for REITs and publicly traded real estate companies with an interest in the US property and investment markets
- The index series is suitable for the creation of financial products, such as index funds, warrants, certificates and Exchange Traded Funds (ETFs)

## FTSE NAREIT COMPOSITE INDEX 10 YEAR PERFORMANCE (USD TOTAL RETURN)



SOURCE: FTSE Group and Thomson Datastream, data as at 30 September 2010

## FAMILY TREE



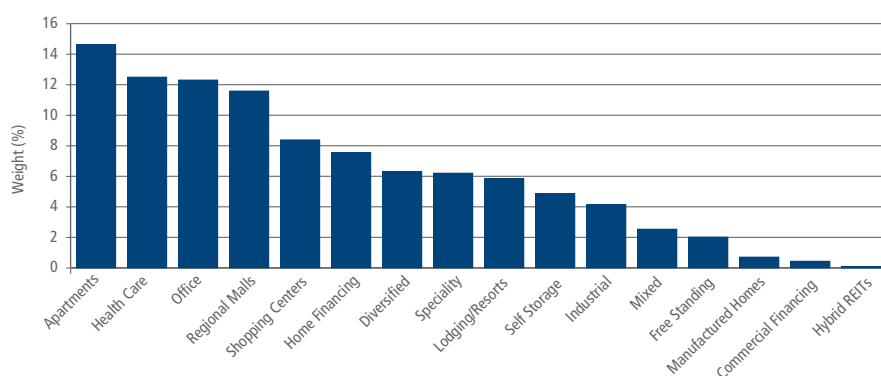
● Tradable Indexes ● Benchmark Indexes

## FTSE NAREIT COMPOSITE TOP 10 CONSTITUENTS

Constituent	Sector	Net Mkt Cap (USDm)	Index Weight (%)
Simon Property Group	Regional Malls	26,892	8.32
Vornado Realty	Diversified	15,559	4.81
Equity Residential	Appartments	13,409	4.15
Public Storage	Self Storage	12,385	3.83
Boston Property	Office	11,515	3.56
HCP	Health Care	11,155	3.45
Annaly Capital Management	Home Financing	10,908	3.38
Host Hotels & Resorts	Lodging/Resorts	9,458	2.93
Avalonbay Communities	Appartments	8,851	2.74
Ventas Inc	Health Care	8,071	2.50
<b>Totals</b>		<b>128,204</b>	<b>39.67</b>

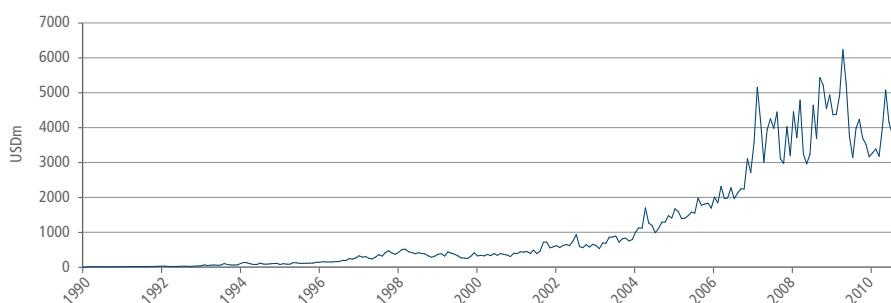
SOURCE: FTSE Group, data as at 30 September 2010

## FTSE NAREIT COMPOSITE INDEX ICB PROPERTY SUBSECTOR BREAKDOWN



SOURCE: FTSE Group and Thomson Datastream, data as at 30 September 2010

## FTSE NAREIT ALL REITS INDEX AVERAGE DAILY TRADING VOLUME (USDm)



SOURCE: NAREIT®, FACTSET

## FTSE NAREIT ALL REITS INDEX BREAKDOWN

	No. of Constituents	Net Market Cap (USDm)	Index Weight (%)
FTSE NAREIT Composite Index	134	321,991	99.63
FTSE NAREIT Equity REITs Index	112	296,025	91.94
FTSE NAREIT Mortgage REITs Index	21	25,678	7.97
FTSE NAREIT Hybrid REITs Index	1	288	0.09
FTSE NAREIT Real Estate 50 Index *	50	257,223	79.89

SOURCE: FTSE Group, data as at 30 September 2010

\* The FTSE NAREIT Real Estate 50 Index consists of the largest 50 eligible REITs from the FTSE NAREIT Composite Index, ranked by market capitalisation.

## INFORMATION

### Index Universe

NAREIT Domestic Real Estate Index Series

### Index Launch

6th March 2006

### Investability Screen

Free float, liquidity, and size screened (with the exception of the FTSE NAREIT All REITs Index – see index rules for details)

### Index Calculation

Real-time and End-of-day (Euro, USD, GBP & JPY)

### End-of-Day Distribution

Indexes available at 16:00 Eastern Standard Time via ftp and email

### Currency

Local currency, USD, EUR, GBP & JPY

### Review Dates

Quarterly in March, June, September & December

### Index Rules

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

### Vendor Codes

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

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