



PRODUCT SPECIFICATION

FTSE EPRA/NAREIT GLOBAL REAL ESTATE INDEX SERIES
DEVELOPED MARKETS INDICES
FTSE EPRA/NAREIT Global Sectors
Valuation Service



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

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 NOTES
	- FILE EXAMPLE

Page 7	Exchange Rates File Specification
	- FILE NAME
	- FILE CONTENT
	- FILE EXAMPLE

Page 7	Version History
	- PRODUCT SPECIFICATION DOCUMENT VERSION HISTORY

Page 8	FTSE Contact Details
--------	-----------------------------

INDEX SPECIFICATION

INDEX DESCRIPTION

- The FTSE EPRA/NAREIT Global Sectors Index Series are a sub-set of the FTSE EPRA/NAREIT Global Real Estate Index Series that launched in February 2005. The coverage of FTSE EPRA/NAREIT Global Sectors Index Series will classify the EPRA/NAREIT universe by a comprehensively selected segmentation of property sectors spanning the real estate universe of the EPRA/NAREIT. Initially, the series will consist of Developed Markets, regional and superpowers with the flexibility to broaden the offering in the future to include other key countries and economic zones.

INDEX ATTRIBUTES

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

Index Specification	Attribute
Index Codes (Markers)	ENGV, ENGE, ENGS, ENGI, ENGF, ENGA, ENGT, ENGO, ENGP, ENGM, EGAD, EGHI, EGAO, EGAI, EGAF, EGAE, EGAT, EGAL, EGAP, EGAM, EPRD, EPRH, EPRS, EPRI, EPRF, EPRE, EPRT, EPRL, EPRP, EPRM, EPED, EPEH, EPES, EPEI, EPEF, EPER, EPET, EPEL, EPEP, EPEM, EGND, EGNH, EGNS, EGNI, EGNF, EGNE, EGNT, EGNL, EGNP, EGNM, ELUD, ELUH, ELUS, ELUI, ELUF, ELUE, ELUT, ELUL, ELUP, ELUM, UNUD, UNUH, UNUO, UNUI, UNUF, UNUE, UNUT, UNUL, UNUP, UNUM, EAAH, EAAS, EAAI, EAAO, EAAM, EAAE, EAAT, EAAL, EAAP, EAAD
Base Index Date	02 January 2006
Base Index Value	1000
Base Index Currency	EUR
Base Currency Date	31 December 1999

PRODUCT SPECIFICATION

FILE RANGE

Index Name	Index Code (Marker)
FTSE EPRA/NAREIT Developed Diversified Index	ENGV
FTSE EPRA/NAREIT Developed Healthcare Index	ENGE
FTSE EPRA/NAREIT Developed Self Storage Index	ENGS
FTSE EPRA/NAREIT Developed Industrial Index	ENGI
FTSE EPRA/NAREIT Developed Office Index	ENGF
FTSE EPRA/NAREIT Developed Residential Index	ENGA
FTSE EPRA/NAREIT Developed Retail Index	ENGT
FTSE EPRA/NAREIT Developed Lodging/Resorts Index	ENGO
FTSE EPRA/NAREIT Developed Specialty Index	ENGP
FTSE EPRA/NAREIT Developed Industrial/Office Mixed Index	ENGM
FTSE EPRA/NAREIT Developed Asia Diversified Index	EGAD
FTSE EPRA/NAREIT Developed Asia Healthcare Index	EGHI
FTSE EPRA/NAREIT Developed Asia Self Storage Index	EGAO
FTSE EPRA/NAREIT Developed Asia Industrial Index	EGAI
FTSE EPRA/NAREIT Developed Asia Office Index	EGAF
FTSE EPRA/NAREIT Developed Asia Residential Index	EGAE
FTSE EPRA/NAREIT Developed Asia Retail Index	EGAT
FTSE EPRA/NAREIT Developed Asia Lodging/Resorts Index	EGAL
FTSE EPRA/NAREIT Developed Asia Specialty Index	EGAP
FTSE EPRA/NAREIT Developed Asia Industrial/Office Mixed Index	EGAM
FTSE EPRA/NAREIT Developed Europe Diversified Index	EPRD
FTSE EPRA/NAREIT Developed Europe Healthcare Index	EPRH
FTSE EPRA/NAREIT Developed Europe Self Storage Index	EPRS
FTSE EPRA/NAREIT Developed Europe Industrial Index	EPRI
FTSE EPRA/NAREIT Developed Europe Office Index	EPRF
FTSE EPRA/NAREIT Developed Europe Residential Index	EPRE
FTSE EPRA/NAREIT Developed Europe Retail Index	EPRT
FTSE EPRA/NAREIT Developed Europe Lodging/Resorts Index	EPRL
FTSE EPRA/NAREIT Developed Europe Specialty Index	EPRP
FTSE EPRA/NAREIT Developed Europe Industrial/Office Mixed Index	EPRM
FTSE EPRA/NAREIT Eurozone Diversified Index	EPED
FTSE EPRA/NAREIT Eurozone Healthcare Index	EPEH
FTSE EPRA/NAREIT Eurozone Self Storage Index	EPES
FTSE EPRA/NAREIT Eurozone Industrial Index	EPEI
FTSE EPRA/NAREIT Eurozone Office Index	EPEF
FTSE EPRA/NAREIT Eurozone Residential Index	EPER
FTSE EPRA/NAREIT Eurozone Retail Index	EPET
FTSE EPRA/NAREIT Eurozone Lodging/Resorts Index	EPEL
FTSE EPRA/NAREIT Eurozone Specialty Index	EPEP
FTSE EPRA/NAREIT Eurozone Industrial/Office Mixed Index	EPEM
FTSE EPRA/NAREIT North America Diversified Index	EGND
FTSE EPRA/NAREIT North America Healthcare Index	EGNH
FTSE EPRA/NAREIT North America Self Storage Index	EGNS
FTSE EPRA/NAREIT North America Industrial Index	EGNI
FTSE EPRA/NAREIT North America Office Index	EGNF
FTSE EPRA/NAREIT North America Residential Index	EGNE
FTSE EPRA/NAREIT North America Retail Index	EGNT
FTSE EPRA/NAREIT North America Lodging/Resorts Index	EGNL

FTSE EPRA/NAREIT North America Specialty Index	EGNP
FTSE EPRA/NAREIT North America Industrial/Office Mixed Index	EGNM
FTSE EPRA/NAREIT UK Diversified Index	ELUD
FTSE EPRA/NAREIT UK Healthcare Index	ELUH
FTSE EPRA/NAREIT UK Self Storage Index	ELUS
FTSE EPRA/NAREIT UK Industrial Index	ELUI
FTSE EPRA/NAREIT UK Office Index	ELUF
FTSE EPRA/NAREIT UK Residential Index	ELUE
FTSE EPRA/NAREIT UK Retail Index	ELUT
FTSE EPRA/NAREIT UK Lodging/Resorts Index	ELUL
FTSE EPRA/NAREIT UK Specialty Index	ELUP
FTSE EPRA/NAREIT UK Industrial/Office Mixed Index	ELUM
FTSE EPRA/NAREIT United States Diversified Index	UNUD
FTSE EPRA/NAREIT United States Healthcare Index	UNUH
FTSE EPRA/NAREIT United States Self Storage Index	UNUO
FTSE EPRA/NAREIT United States Industrial Index	UNUI
FTSE EPRA/NAREIT United States Office Index	UNUF
FTSE EPRA/NAREIT United States Residential Index	UNUE
FTSE EPRA/NAREIT United States Retail Index	UNUT
FTSE EPRA/NAREIT United States Lodging/Resorts Index	UNUL
FTSE EPRA/NAREIT United States Specialty Index	UNUP
FTSE EPRA/NAREIT United States Industrial/Office Mixed Index	UNUM
FTSE EPRA/NAREIT Developed Asia ex Australia Diversified Index	EAAD
FTSE EPRA/NAREIT Developed Asia ex Australia Healthcare Index	EAAH
FTSE EPRA/NAREIT Developed Asia ex Australia Self Storage Index	EAAS
FTSE EPRA/NAREIT Developed Asia ex Australia Industrial Index	EAAI
FTSE EPRA/NAREIT Developed Asia ex Australia Office Index	EAAO
FTSE EPRA/NAREIT Developed Asia ex Australia Residential Index	EAAE
FTSE EPRA/NAREIT Developed Asia ex Australia Retail Index	EAAT
FTSE EPRA/NAREIT Developed Asia ex Australia Lodging/Resorts Index	EAAL
FTSE EPRA/NAREIT Developed Asia ex Australia Specialty Index	EAAP
FTSE EPRA/NAREIT Developed Asia ex Australia Industrial/Office Mixed Index	EAAM

FILE NAME

File Name	File Name and Extension
FTSE EPRA NAREIT Index Series Global Sectors Valuation Service	egsvddmm.csv

(*Where *ddmm* is effective date and month)

FILE DDS PATH

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 Global Sectors Valuation Service (egsvddmm.csv)

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Index Code	Index Identification code	ENGV		String	Y
Index Name	Name of index	FTSE EPRA/NAREIT GLOBAL DIVERSIFIED INDE		String	Y
Number of constituents	Total number of constituents within index	105		Integer	Y
US Dollar Index	US Dollar index value	1335.26	2	Float	Y
Sterling Index	Sterling index value	1124.30	2	Float	Y
Euro Index	Euro index value	1217.68	2	Float	Y
Japanese Yen Index	Japanese Yen index value	1521.15	2	Float	Y
Australian Dollar Index	Australian Dollar index value	1127.19	2	Float	Y
Local Currency Index	Local currency index value	1217.68	2	Float	Y
US Dollar TRI	US Dollar total return index value	1363.00	2	Float	Y
Sterling TRI	Sterling total return index value	1147.66	2	Float	Y
Euro TRI	Euro total return index value	1242.96	2	Float	Y
Japanese Yen TRI	Japanese Yen total return index value	1552.75	2	Float	Y
Australian Dollar TRI	Australian Dollar return index value	1150.61	2	Float	Y
Local Currency TRI	Local total return index value	1242.96	2	Float	Y
MCap (\$)	Market Capitalisation in currency specified in millions at index close	290346.870621	6	Float	Y
MCap (£)	Market Capitalisation in currency specified in millions at index close	151697.529493	6	Float	Y
MCap (Euro)	Market Capitalisation in currency specified in millions at index close	224475.876083	6	Float	Y
MCap (Yen)	Market Capitalisation in currency specified in millions at index close	33855896.848758	6	Float	Y
MCap (AUD)	Market Capitalisation in currency specified in millions at index close	374567.787382	6	Float	Y
MCap (Local)	Market Capitalisation in currency specified in millions at index close	224475.876083	6	Float	Y
XD adjustment (YTD)	Ex-dividend adjustment year to date	22.209	3	Float-zero if null	Y
Dividend yield	Dividend Yield (%)	2.26%	2	Percentage	Y

FILE EXAMPLE

22/11/2006 (C) FTSE International Limited 2006. All Rights Reserved
FTSE EPRA NAREIT Index Series Global Sectors 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
ENGV,FTSE EPRA/NAREIT GLOBAL DIVERSIFIED
INDE,105,1335.26,1124.30,1217.68,1521.15,1127.19,1217.68,1363.00,1147.66,1242.96,1552.75,1150.61,1242.96,290346.870621,151697.529493,224475.876083,33855896.848758,374567.787382,224475.876083,22.209,2.26%
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

15/11/2006(C) FTSE International Limited 2006. All Rights Reserved
FTSE Exchange Rate Service

Date,ISO Currency Code,USD Exchange Rate

11/15/2006,ARS,3.068750
11/15/2006,ATS,10.743950
11/15/2006,AUD,1.306930
11/15/2006,BEF,31.497100
11/15/2006,BRL,2.150000
11/15/2006,CAD,1.141050
11/15/2006,CHF,1.247550
11/15/2006,CLP,528.600000
11/15/2006,CNY,7.868700
11/15/2006,COP,2272.800000
11/15/2006,CZK,21.924650
XXXXXXXXXX

VERSION HISTORY

Product Specification Document Version History

- Version 1.0 - Initial Product Specification – November 2006
- Version 2.0 - Add FTSE EPRA/NAREIT Asia ex Australia Indices – March 2007
- Version 2.1 - Name changes – March 2009

FTSE CONTACT DETAILS

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