



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

PRODUCT SPECIFICATION

FTSE NAREIT US Real Estate Index Series
Five Day Tracker 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 Open Constituent Service (*Where <i>ddmm</i> is effective date and month)	fnit5 <i>ddmm</i> .csv

FILE DDS PATH

http://data.ftse.com/nareit/5day_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 Five Day Tracker Service (fnit5ddmm.csv)

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Last Modified	Value date of the file	06/01/2012		Cons-Leading C	N
Effective Date	Date in which change data displayed will be effective	13/01/2012		String	N
Cons Code	Constituent identifier code	C136826		SEDOL	N
Constituent Name	Name of company	Rouse Properties		String	N
SEDOL	SEDOL Security Identifier	B5KNGQ1		String	N
CUSIP	CUSIP Security Identifier where available	779287101		String	N
Country Code	Country code for Security	USA		String	N
Exchange Code	Exchange code for Security	NAY		String	N
ISO Code	ISO Currency code for Security	USD		String	N
Index Marker	Codes for indices of which security is a constituent	FNAR		String	N
Current Subsector Code	FTSE NAREIT Property Subsector identifier (4 digit code)			Integer	N
New Property Subsector Code	New FTSE NAREIT Subsector identifier (4 digit code)	N762		Integer	N
Closing Price	Previous day's closing price in currency specified		6	Float	N
Price Adjustment Factor	Price adjustment factor		6	Float	N
Adjusted Price	Share price in currency indicated after weighting amendment	11.63	6	Float	N
Current Shares in Issue	Number of shares in issue before corporate amendment		0	Integer	N
New Shares in Issue	Number of shares in issue after corporate amendment	35185729	0	Integer	N
Current Investability Weight	Percentage of market capitalisation in issue included in the Indices at close		6	Float	N
New Investability Weight	New percentage of market capitalisation included in the Indices close	100	6	Float	N
Amendment Code	Code for weighing and housekeeping amendments	CA		String	N
Amendment Notes	Details, where available, on weighting amendment code	Constituent addition		String	N
Local Market Code	US local market code for constituents	RSE		String	N

FILE EXAMPLE

10/01/2012 (C) FTSE International Limited 2012. All Rights Reserved
 FTSE NAREIT US All REITS Index Series 5 Day Tracker

Last Modified,Effective Date,Cons Code,Constituent Name,SEDOL,CUSIP,Country Code,Exchange Code,ISO Code,Index Marker,Current Subsector Code,New Property Subsector Code,Closing Price,Price Adjustment Factor,Adjusted Price,Current Shares in Issue,New Shares in Issue,Current Investability Weight,New Investability Weight,Amendment Code,Amendment Notes,Local Market Code
 06/01/2012,13/01/2012,C136826,Rouse Properties,B5KNGQ1,779287101,USA,NAY,USD,FNAR,,N762,,,11.63,,35185729,,100,CA,Constituent addition,RSE
 XXXXXXXXXXXX

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 - 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