



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

PRODUCT SPECIFICATION

FTSE NAREIT US Real Estate Index Series
Indicative Review Constituent 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	FN10
FTSE NAREIT Equity Diversified	FN11
FTSE NAREIT Equity Health Care	FN12
FTSE NAREIT Equity Self Storage	FN13
FTSE NAREIT Equity Industrial/Office	FN17
FTSE NAREIT Equity Residential	FN20
FTSE NAREIT Equity Retail	FN24
FTSE NAREIT Equity Lodging/Resorts	FN26
FTSE NAREIT Timber REITs	FN42
FTSE NAREIT Mortgage Home Financing	FN43
FTSE NAREIT Mortgage Commercial Financing	FN14
FTSE NAREIT Equity Industrial	FN15
FTSE NAREIT Equity Office	FN16
FTSE NAREIT Equity Mixed	FN18
FTSE NAREIT Equity Apartments	FN19
FTSE NAREIT Equity Manufactured Homes	FN21
FTSE NAREIT Equity Shopping Centers	FN22
FTSE NAREIT Equity Free Standing	FN23
FTSE NAREIT Infrastructure REITs	FN28

FILE NAME

File Name	File Name and Extension
FTSE NAREIT US Real Estate Index Series Indicative Review Constituent Service	fnir $ddmm$.csv

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

FILE DDS PATH

http://data.ftse.com/nareit/indicative_review_cons

SERVICE TIMING

Available 23:30 hours GMT (Greenwich Mean Time) or BST (British Summertime) as applicable, on the week before the third Friday of each review quarter month; March, June, September and December.

PRODUCT SPECIFICATION

SERVICE DESCRIPTION

The FTSE NAREIT US Real Estate Indicative Review Constituent List provides an indicative (preview) list of constituents of the FTSE NAREIT Index to replicate what the list will look like upon implementation of quarterly review changes. The FTSE NAREIT Indicative Review Constituent List uses the closing prices from a selected date and applied to data for a future date, e.g. date of implementation of review changes. Typically, the prices used in the product will be from the week prior to the third Friday of the review month and the effective date of the file will be for the Monday following the third Friday of the review month.

PRODUCT SPECIFICATION

FILE CONTENT

FTSE NAREIT US Real Estate Index Series Indicative Review Constituent Service (fnirddmm.csv)

Field	Description	Example	Decimal Places	Data Type	Mandatory (Y/N)
Cons Code	Constituent identification code	C02376		Cons-Leading C	Y
ISIN Code	Constituent ISIN code	US9621661043		String	Y
SEDOL	Constituent SEDOL code	2958936		SEDOL	Y
CUSIP	CUSIP code	962166104		String	Y
Constituent Name	Name of index constituent	Weyerhaeuser		String	Y
Country Code	Country code for constituent	USA		String	Y
Currency Code	ISO currency code for constituent	USD		String	Y
MIC Exchange Code	Exchange code for Security	NAY		String	Y
Price	Closing price in local currency	18.79	2	Float	Y
Shares in Issue	Number of shares in index	535942371		Integer	Y
Weighting	Percentage of market capitalisation included in the indices	100.00%	2	Percentage	Y
Investment Sector Code	FTSE NAREIT Investment Sector identifier (4 digit code)	N700		String	Y
Property Sector Code	FTSE NAREIT Property Sector identifier (4 digit code)	N790		String	Y
Property Subsector Code	FTSE NAREIT Property Sub-Sector identifier (4 digit code)	N791		String	Y
Gross Dividend Yield	Dividend Yield (%)	3.19%	2	Percentage	Y
Mkt Cap (USD) before Investability Weight	Market Capitalisation in USD millions at index close before applying investability weight restraint factor	10070.357151	6	Float	Y
Mkt Cap (USD) after Investability Weight	Market Capitalisation in USD millions at index close after applying investability weight restraint factor	10070.357151	6	Float	Y
% Wt FTSE NAREIT US All REITs	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Composite	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Real Estate 50	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT All Equity REITs	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity REITs	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Mortgage REITs	Intentionally Left Blank			Percentage blank if 0t	N
% Wt FTSE NAREIT Equity Diversified	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Health Care	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Self Storage	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Industrial/Office	Intentionally Left Blank			Percentage blank if 0	N

% Wt FTSE NAREIT Equity Residential	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Retail	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Lodging/Resorts	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Timber REITs	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Mortgage Home Financing	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Mortgage Commercial Financing	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Industrial	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Office	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Mixed	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Apartments	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Manufactured Homes	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Shopping Centers	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Regional Malls	Intentionally Left Blank			Percentage blank if 0	N
% Wt FTSE NAREIT Equity Free Standing	Intentionally Left Blank			Percentage blank if 0	N
Local Marker Code	US local market code for constituents		WY	String	Y
Index Marker	Display all index codes for relevant index membership		FN26 FNCO FNER FNR5	String	Y

FILE EXAMPLE

19/12/2011 (C) FTSE International Limited 2012. All Rights Reserved
 FTSE NAREIT US Real Estate Index Series Indicative Review Constituent Service

Cons Code,ISIN Code,SEDOL,CUSIP,Constituent Name,Country Code,Currency Code,MIC Exchange Code,Price,Shares in Issue,Weighting,Investment Sector Code,Property Sector Code,Property Subsector Code,Gross Dividend Yield,Mkt Cap (USD) before Investability Weight,Mkt Cap (USD) after Investability Weight,% Wt FTSE NAREIT US All REITs,% Wt FTSE NAREIT Composite,% Wt FTSE NAREIT Real Estate 50,% Wt FTSE NAREIT All Equity REITs,% Wt FTSE NAREIT Equity REITs,% Wt FTSE NAREIT Mortgage REITs,% Wt FTSE NAREIT Equity Diversified,% Wt FTSE NAREIT Equity Health Care,% Wt FTSE NAREIT Equity Self Storage,% Wt FTSE NAREIT Equity Industrial/Office,% Wt FTSE NAREIT Equity Residential,% Wt FTSE NAREIT Equity Retail,% Wt FTSE NAREIT Equity Lodging/Resorts,% Wt FTSE NAREIT Timber REITs,% Wt FTSE NAREIT Mortgage Home Financing,% Wt FTSE NAREIT Mortgage Commercial Financing,% Wt FTSE NAREIT Equity Industrial,% Wt FTSE NAREIT Equity Office,% Wt FTSE NAREIT Equity Mixed,% Wt FTSE NAREIT Equity Apartments,% Wt FTSE NAREIT Equity Manufactured Homes,% Wt FTSE NAREIT Equity Shopping Centers,% Wt FTSE NAREIT Equity Regional Malls,% Wt FTSE NAREIT Equity Free Standing,Local Marker Code,Index Marker
 C02376,US9621661043,2958936,962166104,Weyerhaeuser,USA,USD,NAY,18.79,535942371,100.00%,N700,N790,N791,3.19%,10070.357151,10070.357151,,,,,,,,,,,,,,,,,,,,,,,,,,,,,WY,FN26 FNCO FNER FNR5
 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
N100	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 - Additional NAREIT Classification - FTSE NAREIT Infrastructure REITs Index – January 2012

FTSE CONTACT DETAILS

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