

Version 1.4 - Updated classification code - May 2012



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

PRODUCT SPECIFICATION

FTSE NAREIT US Real Estate Index Series
Open 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 | 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) | <i>fnioddmm.csv</i> |

FILE DDS PATH

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

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 Open Constituent Service (*fnioddmm.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

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 FTSE NAREIT US Real Estate Index Series Open 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
 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 | 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 |
| 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