

S&P Global Property 40 Index

Frequently Asked Questions

1. What is the S&P Global Property 40 Index?

The S&P Global Property 40 Index is a basket of 40 leading securities, representing the largest and most liquid property-related companies in North America, Europe and the Asia Pacific. All constituent companies are members of the S&P/Citigroup Global Property Index that meet minimum market capitalization, liquidity requirements and GICS[®] Real Estate Industry classification. The index uses a modified market capitalization weighting scheme, with modifications being made to market cap weights, if required, to reflect available float, reduce single stock concentration and enhance index basket liquidity. All stocks in the S&P Global Property 40 Index must trade on developed market exchanges.

2. What is the S&P/Citigroup Global Property Index?

The S&P/Citigroup Global Property Index defines and measures the investable universe of publicly traded property companies. Companies included in this index are involved in a wide range of real estate-related activities, such as property management, development, rental, and investment. It also includes property trusts that invest in physical assets and other pass-through vehicles, also known as Real Estate Investment Trusts (REITs). For more information on the S&P/ Citigroup Global Property Index and our other real estate indices, please visit our Web site at www.indices.standardandpoors.com

3. Does the S&P Global Property 40 Index always contain 40 stocks?

The S&P Global Property 40 Index always contains 40 stocks at the time of its rebalancing, which is the third Friday of November of each year. Between rebalancing periods, companies may be removed from the index due to corporate events such as mergers & acquisitions, etc. Replacements are not made until the next annual rebalancing. Standard & Poor's, however, reserves the right to modify this rule should an unusual number of companies leave the index.

4. What are the ticker symbols for the S&P Global Property 40 Index?

Index	Bloomberg	Reuters
S&P Global Property 40 Index - Price Return (USD)	SPP4GDP	.SPP4GDP
S&P Global Property 40 Index - Price Return (Euro)	SPP4GEP	.SPP4GEP
S&P Global Property 40 Index - Total Return (USD)	SPP4GDT	.SPP4GDT
S&P Global Property 40 Index - Total Return (Euro)	SPP4GET	.SPP4GET

5. What are the constituents for this index?

For a complete list of constituents please [click here](#).

6. How is this index calculated? What is the methodology?

The index is calculated by means of the divisor method used in most Standard & Poor's indices. It is rebalanced annually and treats corporate actions in a transparent procedure similar to other Standard & Poor's indices.

7. What are the criteria for additions and deletions?

The index is reviewed and rebalanced once a year, after the close on the third Friday of November, at which time new constituents may be added or deleted. Throughout the year, companies may be deleted due to corporate events such as mergers, acquisitions, takeovers, or delistings.

8. How is the index created?

There are basically two steps in the creation of the S&P Global Property 40 Index. The first is the selection of the 40 companies; the second is the weighting of these components.

Selection Process

All S&P/Citigroup Global Property index constituents with developed market listings comprise the selection universe.

Of this universe, all securities with a float-adjusted market capitalization of US\$ 1 billion and a minimum average three-month daily value traded of US\$ 3 million, prior to the selection date, make the cut-off.

Next, the remaining securities are sorted in decreasing order of their float-adjusted market cap and the top 40 become index members, as long as they meet the regional representation criteria, where any one region -- North America, Europe or the Asia Pacific -- contains no more than 20 and no less than 5 stocks.

Weighting Process

The current methodology stipulates that, at rebalancing, no stock can have a weight of more than 10% in the index and the minimum initial portfolio size for 1-day trade (based on recent trading volumes) cannot be lower than US\$ 400 million.

These parameters (portfolio size and maximum weight) can be changed during the annual rebalancing period depending upon market circumstances.

9. Can you explain a little bit about the “basket liquidity” concept?

“Basket liquidity” is a common term used by traders and risk managers involved in writing and pricing products based on an index. It denotes the maximum portfolio size that can be turned over in a single day if recent trading patterns hold and 100% of the market is captured for the basket trade. We arrived at the US\$ 400 million number for the current year based on consultations with market participants. This factor may remain the same or change from year to year depending on the overall market liquidity status at each annual reconstitution.

10. Is the S&P Global Property 40 Index country or regional representative?

The index does try to maintain a certain amount of regional representation. All stocks in the Selection Universe are classified as being in one of the three regions of North America, Europe or the Asia Pacific. At the time of rebalancing, there are no more than 20 and no less than 5 stocks from any one region in the index.

11. How is this index maintained and rebalanced?

The index is rebalanced annually on the third Friday of November using end of October prices and shares. An announcement with the rebalancing results, listing new constituents and index weights is made one week prior to implementation.

The Liquidity Threshold, Market Cap Threshold, Basket Liquidity and Maximum Weight are only reviewed at the yearly rebalancing to reflect evolving market conditions. In case of any changes to these thresholds, an announcement will be made followed by the immediate revision of the methodology document. In the rare event of fewer than 40 stocks qualifying for index inclusion, Standard & Poor's may modify the criteria to include multiple share classes or reduce the market cap limit, in that order.

12. In what currencies is the index calculated?

The index is currently calculated in U.S. dollars and Euros.

13. During what times is the index calculated?

The index is calculated between the hours of 00:01 GMT and 21:00 GMT. These times coincide with the opening and the close of the S&P Global 1200 index.

14. How do you arrive at the daily closing index levels?

The price of each stock used in the daily index level calculation is the closing price from its respective exchange. After the close of New York trading these closing prices are used in conjunction with Reuters/WM London fix closing exchange rates to arrive at the daily index closing levels.

15. How much historical data is available for this index? How often is current data published?

The S&P Global Property 40 Index has historical data back to November 16, 2001, which includes price returns, total returns and net returns. Data is published daily.

16. Can we get a custom index calculation?

Like all other Standard & Poor's indices, the S&P Global Property 40 Index can be customized for alternative currencies, weighting schemes and hedging programs.

17. How can I get additional information and information on licensing or data purchase?

Contact Client Services by email at index_services@standardandpoors.com or by phone at +1.212.438.2046.