

NAREIT®  
REITWatch®

January 2015  
(Data as of December 31, 2014)

A Monthly Statistical Report on the Real Estate Investment Trust Industry

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



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# REITWATCH

## TABLE OF CONTENTS

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### **I. Indicators of US REIT Investment Performance**

REIT Industry Fact Sheet .....	1
Investment Performance of the FTSE NAREIT US Real Estate Index Series .....	3
Investment Performance by Property Sector and Subsector .....	4
Selected Indicators of Equity Market Performance .....	5
Historical Offerings of REIT Securities .....	6
FTSE NAREIT Equity REITs Dividend Yield vs. 10-Year Constant Maturity Treasury .....	7
FTSE NAREIT Equity REITs Dividend Yield Spread .....	7
Major Stock Total Return Indexes .....	8
Average Daily Dollar Trading Volume .....	9
Comparative Total Return Investment Performance .....	10
Comparative Total Return Investment Correlations .....	11
20-Year Average Annual Total Returns .....	12
Adjusted 20-Year Average Annual Total Returns .....	12
20-Year Average Annual Total Return vs. 20-Year Standard Deviation of Annual Total Return ..	13
FTSE NAREIT All Equity REITs Return Components .....	14
S&P 500 Return Components .....	15
Wilshire 5000 Return Components .....	16
Annual Price and Total Returns by Investment Sector .....	17
Annual Price and Total Returns by Property Sector .....	18
Annual Price and Total Returns by Property Subsector .....	19
Annual Equity Market Capitalization .....	20
REITs in the FTSE NAREIT All REIT Index and S&P Equity Indexes .....	21
Mergers & Acquisitions Activity .....	26

### **II. US REIT Performance Statistics by Property Sector and Subsector**

Industrial/Office .....	28
• Office	
• Industrial	
• Mixed	
Retail .....	29
• Shopping Centers	
• Regional Malls	
• Free Standing	
Residential .....	30
• Apartments	
• Manufactured Homes	
Diversified .....	31
Health Care .....	31
Lodging/Resorts .....	31
Self Storage .....	31
Timber .....	31
Mortgage .....	32
• Home Financing	
• Commercial Financing	



**III. Indicators of US REIT Industry Activity**

REIT Payout Ratios: Dividend as a Percent of Funds from Operations ..... 33  
REIT Dividends and Funds from Operations by Property Sector/Subsector ..... 34  
US REIT Industry Balance Sheet ..... 35  
Summary of REIT Financial Leverage ..... 36

**IV. Indicators of Global Real Estate Investment Performance**

FTSE EPRA/NAREIT Global Real Estate Index Series Investment Performance ..... 37

**V. Glossary of REITWatch Terms**



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**National Association of Real Estate Investment Trusts®**  
**REIT Industry Fact Sheet**

Data as of December 31, 2014, except where noted.

Unless otherwise noted, all data are derived from, and apply only to, publicly traded US REITs.

**Industry Size**

- FTSE NAREIT All REITs equity market capitalization = \$907 billion
- FTSE NAREIT All Equity REITs equity market capitalization = \$833 billion
- REITs own approximately \$1.7 trillion of commercial real estate assets, including listed and non-listed public Equity and Mortgage REITs
- 216 REITs are in the FTSE NAREIT All REITs Index
- 188 REITs trade on the New York Stock Exchange
- NYSE listed REITs equity market capitalization = \$875 billion

**Investment Performance**

Year-to-date and compound annual total returns of the FTSE NAREIT All REITs Index, the FTSE NAREIT All Equity REITs Index, and leading US benchmarks for periods ending December 31, 2014:

	FTSE NAREIT		S&P 500	Russell 2000	NASDAQ Composite <sup>1</sup>	Dow Jones Industrial Average <sup>1</sup>
	All REITs	All Equity REITs				
2014: YTD	27.15	<b>28.03</b>	13.69	4.89	13.40	7.52
1-Year	27.15	<b>28.03</b>	13.69	4.89	13.40	7.52
3-Year	16.39	16.38	20.41	19.21	<b>22.05</b>	13.41
5-Year	16.63	<b>16.91</b>	15.45	15.55	15.85	11.32
10-Year	7.50	<b>8.32</b>	7.67	7.77	8.09	5.15
15-Year	12.29	<b>12.68</b>	4.24	7.38	1.02	2.97
20-Year	11.13	<b>11.52</b>	9.85	9.63	9.64	7.99
25-Year	10.60	<b>11.25</b>	9.62	9.75	9.83	7.76
30-Year	9.52	11.22	<b>11.34</b>	10.27	10.34	9.38
35-Year	11.14	<b>12.49</b>	11.83	11.09	10.36	9.13
40-Year	12.83	<b>14.14</b>	12.20	-	11.55	8.78
1972 - 2014	9.93	<b>12.22</b>	10.55	-	8.93	7.22

Data in percent; highest return for the period in bold.

<sup>1</sup> Price only returns.

**Dividends**

**Yield Comparison**

- FTSE NAREIT All REITs: 4.00%
- FTSE NAREIT All Equity REITs: 3.56%
- S&P 500: 2.04%

- REITs paid out approximately \$34 billion in dividends in 2013.
- On average, 68 percent of the annual dividends paid by REITs qualify as ordinary taxable income, 13 percent qualify as return of capital and 19 percent qualify as long-term capital gains.

**National Association of Real Estate Investment Trusts®  
REIT Industry Fact Sheet**

*Data as of December 31, 2014, except where noted.*

*Unless otherwise noted, all data are derived from, and apply only to, publicly traded US REITs.*

**Leverage and Coverage Ratios**

*(Data as of 2014: Q3)*

Equity REITs

- Debt Ratio: 33.5%
- Coverage Ratio: 4.1x
- Fixed Charge Ratio: 3.8x
- 62 Equity REITs are rated investment grade, 67 percent by equity market capitalization.

All REITs

- Debt Ratio: 40.2%
- Coverage Ratio: 4.0x
- Fixed Charge Ratio: 3.6x
- 62 REITs are rated investment grade, 62 percent by equity market capitalization.

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- Debt ratio equals total debt divided by total market capitalization. Total market capitalization is the sum of total debt and implied equity market capitalization (common shares plus operating partnership units).  
- Coverage ratio equals EBITDA divided by interest expense.  
- Fixed charge ratio equals EBITDA divided by interest expense plus preferred dividends.

**Average Daily Dollar Trading Volume**

- December 2014: \$6.1 billion
- December 2009: \$3.1 billion
- December 2004: \$1.4 billion

**Capital Offerings**

	2014: YTD	
	Number of Offerings	Capital Raised (\$M)
IPOs	5	3,984
Secondary Common	102	24,106
Secondary Preferred	24	4,618
Secondary Debt	87	30,934
Total	218	63,642



**Exhibit 1**  
**Investment Performance:**  
**FTSE NAREIT US Real Estate Index Series**

December 31, 2014

Period	FTSE NAREIT All REITs			FTSE NAREIT Composite			FTSE NAREIT Real Estate 50™ <sup>1</sup>			FTSE NAREIT All Equity REITs			FTSE NAREIT Equity REITs			FTSE NAREIT Mortgage REITs		
	Returns (%)		Dividend	Returns (%)		Dividend	Returns (%)		Dividend	Returns (%)		Dividend	Returns (%)		Dividend	Returns (%)		Dividend
	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>
<b>Annual (including current year to date)</b>																		
2009	27.45	19.90	4.63	27.80	20.15	4.69	27.62	20.36	4.48	27.99	21.28	3.73	27.99	21.28	3.73	24.63	8.26	14.86
2010	27.58	21.81	4.23	27.56	21.76	4.31	26.72	21.13	4.09	27.95	23.07	3.54	27.96	23.06	3.58	22.60	7.01	13.03
2011	7.28	2.37	4.83	7.30	2.34	4.90	9.45	4.69	4.60	8.28	4.32	3.82	8.29	4.32	3.83	-2.42	-15.14	14.82
2012	20.14	14.98	4.38	19.73	14.54	4.46	18.05	13.37	4.09	19.70	15.61	3.51	18.06	13.86	3.70	19.89	5.83	12.93
2013	3.21	-1.15	4.43	2.34	-2.03	4.51	-0.53	-4.44	4.17	2.86	-0.80	3.91	2.47	-1.33	4.09	-1.96	-12.42	10.31
2014	27.15	21.93	4.00	27.23	22.00	4.06	28.73	23.86	3.77	28.03	23.44	3.56	30.14	25.25	3.65	17.88	6.30	10.66
<b>Quarter (including current quarter to date)</b>																		
2013: Q3	-2.39	-3.44	4.34	-2.55	-3.60	4.39	-3.01	-3.97	4.06	-2.61	-3.51	3.68	-3.09	-4.02	3.83	-1.92	-4.46	11.33
Q4	0.31	-0.87	4.43	-0.14	-1.32	4.51	-1.34	-2.41	4.17	-0.17	-1.17	3.91	-0.71	-1.76	4.09	0.15	-2.74	10.31
2014: Q1	8.57	7.47	4.14	8.76	7.64	4.20	9.09	8.09	3.83	8.52	7.55	3.64	9.98	8.92	3.91	11.16	8.45	9.94
Q2	6.97	5.85	4.03	7.02	5.90	4.06	7.22	6.18	3.76	7.13	6.15	3.52	6.98	5.97	3.76	5.91	3.38	9.70
Q3	-2.63	-3.65	4.31	-2.64	-3.66	4.34	-2.01	-2.96	3.99	-2.48	-3.37	3.75	-3.14	-4.08	3.99	-4.29	-6.72	10.94
Q4	12.44	11.25	4.00	12.27	11.08	4.06	12.31	11.22	3.77	12.94	11.90	3.56	14.20	13.12	3.65	4.61	1.66	10.66
<b>Month</b>																		
2014: Jul	-0.19	-0.34	4.08	-0.18	-0.31	4.10	0.23	0.12	3.79	0.03	-0.11	3.53	0.03	-0.12	3.76	-2.41	-2.55	10.45
Aug	3.38	3.10	3.98	3.38	3.10	4.01	3.49	3.18	3.70	3.27	2.98	3.47	2.95	2.65	3.68	4.60	4.41	10.01
Sep	-5.63	-6.23	4.31	-5.66	-6.26	4.34	-5.53	-6.06	3.99	-5.61	-6.07	3.75	-5.95	-6.44	3.99	-6.24	-8.33	10.94
Oct	8.72	8.52	3.99	8.67	8.48	4.01	8.47	8.30	3.70	8.99	8.81	3.45	9.94	9.76	3.65	5.14	4.80	10.48
Nov	2.30	2.04	3.90	2.33	2.06	3.93	2.85	2.56	3.59	2.34	2.07	3.40	1.96	1.68	3.60	2.22	1.91	10.34
Dec	1.09	0.46	4.00	0.96	0.33	4.06	0.67	0.12	3.77	1.26	0.75	3.56	1.87	1.37	3.65	-2.66	-4.82	10.66
<b>Week (including current week to date)</b>																		
28-Nov-14	1.74	1.70	3.90	1.75	1.71	3.93	1.78	1.76	3.59	1.79	1.75	3.40	1.72	1.68	3.60	1.29	1.16	10.34
5-Dec-14	-0.39	-0.42	3.92	-0.41	-0.43	3.96	-0.58	-0.60	3.61	-0.37	-0.39	3.41	0.02	0.00	3.60	-0.88	-0.88	10.44
12-Dec-14	-0.10	-0.21	3.93	-0.08	-0.18	3.97	-0.02	-0.13	3.63	0.03	-0.07	3.42	0.29	0.20	3.60	-1.38	-1.44	10.59
19-Dec-14	1.55	1.43	3.97	1.44	1.32	4.01	1.42	1.29	3.71	1.51	1.40	3.48	1.47	1.39	3.56	0.59	0.39	10.56
26-Dec-14	1.25	1.14	3.92	1.22	1.11	3.99	1.10	1.05	3.69	1.30	1.24	3.49	1.26	1.19	3.57	0.08	-0.59	10.60
31-Dec-14	-1.18	-1.45	4.00	-1.19	-1.47	4.06	-1.23	-1.46	3.77	-1.20	-1.40	3.56	-1.17	-1.40	3.65	-1.09	-2.37	10.66
<b>Historical (compound annual rates at month-end)</b>																		
1-Year	27.15	21.93		27.23	22.00		28.73	23.86		28.03	23.44		30.14	25.25		17.88	6.30	
3-Year	16.39	11.49		15.95	11.03		14.76	10.30		16.38	12.29		16.33	12.06		11.48	-0.49	
5-Year	16.63	11.56		464.66	184.49		15.95	11.22		16.91	12.69		16.88	12.55		10.64	-2.20	
10-Year	7.50	2.36		137.63	68.67		8.02	3.27		8.32	3.80		8.31	3.73		-2.84	-13.81	
15-Year	12.29	6.12		78.07	41.70		12.50	6.95		12.68	7.03		12.67	6.99		9.25	-3.54	
20-Year	11.13	4.61		54.15	29.87		-	-		11.52	5.44		11.51	5.40		7.88	-3.96	
25-Year	10.60	3.40		41.37	23.26		-	-		11.25	4.61		11.25	4.58		6.04	-6.03	
30-Year	9.52	1.89		33.44	19.04		-	-		11.22	4.30		11.21	4.28		4.48	-7.38	
35-Year	11.14	2.92		28.06	16.11		-	-		12.49	4.83		12.49	4.81		6.37	-5.68	
40-Year	12.83	4.33		24.16	13.96		-	-		14.14	6.24		14.14	6.23		8.15	-3.87	

Source: FTSE™, NAREIT®.

Notes:

<sup>1</sup> The FTSE NAREIT Real Estate 50™ is designed to measure the performance of larger and more frequently traded REITs.

<sup>2</sup> Dividend yield quoted in percent for the period end.

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## Exhibit 2 Investment Performance by Property Sector and Subsector

December 31, 2014

Sector	Number of Constituents	Total Return (%)			Dividend Yield (%)	Market Capitalization (\$)¹	
		2013	December	2014: YTD		Equity	Implied
FTSE NAREIT All Equity REITs	156	2.86	1.26	28.03	3.56	833,487,546	871,280,233
FTSE NAREIT Equity REITs	148	2.47	1.87	30.14	3.65	735,745,560	773,538,247
Industrial/Office	34	5.97	2.46	24.26	3.23	135,155,482	144,092,141
Industrial	8	7.40	2.36	21.00	3.19	32,613,444	33,713,787
Office	20	5.57	2.14	25.86	3.02	84,993,773	91,994,171
Mixed	6	5.56	4.30	23.11	4.32	17,548,265	18,384,183
Retail	34	1.86	1.87	27.62	3.64	207,131,303	222,137,660
Shopping Centers	19	4.99	1.85	29.96	3.38	66,397,345	67,852,076
Regional Malls	9	-0.98	2.08	32.64	2.93	110,769,883	123,948,418
Free Standing	6	7.29	1.18	9.66	6.57	29,964,075	30,337,165
Residential	16	-5.36	1.74	40.04	3.08	107,887,728	113,405,670
Apartments	13	-6.20	1.59	39.62	3.06	100,434,389	105,434,745
Manufactured Homes	3	10.46	4.06	46.20	3.38	7,453,339	7,970,924
Diversified	28	4.33	1.81	27.18	4.56	89,369,690	95,737,916
Lodging/Resorts	16	27.18	2.98	32.50	3.19	55,210,232	55,939,484
Health Care	16	-7.06	1.42	33.32	4.67	95,749,084	96,619,042
Self Storage	4	9.49	-0.12	31.44	3.05	45,242,041	45,606,335
Timber	5	7.86	2.08	8.57	3.51	31,954,263	31,954,263
Infrastructure	3	20.15	-4.99	20.15	2.62	65,787,723	65,787,723
FTSE NAREIT Mortgage REITs	37	-1.96	-2.66	17.88	10.66	60,520,035	60,563,033
Home Financing	27	-12.69	-2.77	19.38	11.58	46,842,311	46,880,331
Commercial Financing	10	41.77	-2.05	14.46	7.56	13,677,724	13,682,702

Source: FTSE<sup>1</sup>, NAREIT®.

Notes:

<sup>1</sup> Implied market capitalization is calculated as common shares outstanding plus operating partnership units, multiplied by share price. Data

## Exhibit 3 Selected Indicators of Equity Market Performance

(Period ending index levels and percent change)

December 31, 2014

Period	FTSE NAREIT All Equity REITs		S&P 500		Dow Jones Industrials <sup>1</sup>		Russell 2000		NASDAQ Composite <sup>1</sup>		US Treasury 10-Year Note <sup>2</sup>	
	Levels	Returns	Levels	Returns	Levels	Returns	Levels	Returns	Levels	Returns	Yield	Change
<b>Annual (including current year to date)</b>												
2004	6,409.30	31.58	1,799.55	10.88	10,783.01	3.15	2,689.86	18.33	2,175.44	8.59	4.24	-0.03
2005	7,188.85	12.16	1,887.94	4.91	10,717.50	-0.61	2,812.35	4.55	2,205.32	1.37	4.39	0.15
2006	9,709.31	35.06	2,186.13	15.79	12,463.15	16.29	3,328.90	18.37	2,415.29	9.52	4.71	0.32
2007	8,185.75	-15.69	2,306.23	5.49	13,264.82	6.43	3,276.77	-1.57	2,652.28	9.81	4.04	-0.67
2008	5,097.46	-37.73	1,452.98	-37.00	8,776.39	-33.84	2,169.65	-33.79	1,577.03	-40.54	2.25	-1.79
2009	6,524.25	27.99	1,837.50	26.46	10,428.05	18.82	2,759.17	27.17	2,269.15	43.89	3.85	1.60
2010	8,347.58	27.95	2,114.29	15.06	11,577.51	11.02	3,500.15	26.85	2,652.87	16.91	3.30	-0.55
2011	9,039.07	8.28	2,158.94	2.11	12,217.56	5.53	3,353.99	-4.18	2,605.15	-1.80	1.89	-1.41
2012	10,819.84	19.70	2,504.44	16.00	13,104.14	7.26	3,902.37	16.35	3,019.51	15.91	1.78	-0.11
2013	11,128.83	2.86	3,315.59	32.39	16,576.66	26.50	5,417.36	38.82	4,176.59	38.32	3.04	1.26
2014	14,247.97	28.03	3,769.44	13.69	17,823.07	7.52	5,682.50	4.89	4,736.06	13.40	2.17	-0.87
<b>Quarter (including current quarter to date)</b>												
2013: Q1	11,696.24	8.10	2,770.05	10.61	14,578.54	11.25	4,385.95	12.39	3,267.52	8.21	1.87	0.09
Q2	11,446.85	-2.13	2,850.66	2.91	14,909.60	2.27	4,521.24	3.08	3,403.25	4.15	2.52	0.65
Q3	11,147.52	-2.61	3,000.18	5.24	15,129.67	1.48	4,982.85	10.21	3,771.48	10.82	2.64	0.12
Q4	11,128.83	-0.17	3,315.59	10.51	16,576.66	9.56	5,417.36	8.72	4,176.59	10.74	3.04	0.40
2014: Q1	12,076.48	8.52	3,375.51	1.81	16,457.66	-0.72	5,477.96	1.12	4,198.99	0.54	2.73	-0.31
Q2	12,937.07	7.13	3,552.18	5.23	16,826.60	2.24	5,590.12	2.05	4,408.18	4.98	2.53	-0.20
Q3	12,615.85	-2.48	3,592.25	1.13	17,042.90	1.29	5,178.71	-7.36	4,493.39	1.93	2.52	-0.01
Q4	14,247.97	12.94	3,769.44	4.93	17,823.07	4.58	5,682.50	9.73	4,736.05	5.40	2.17	-0.35
<b>Month</b>												
2013: Dec	11,128.83	0.58	3,315.59	2.53	16,576.66	3.05	5,417.36	1.97	4,176.59	2.87	3.04	0.29
2014: Jan	11,497.42	3.31	3,200.95	-3.46	15,698.85	-5.30	5,267.40	-2.77	4,103.88	-1.74	2.67	-0.37
Feb	12,033.97	4.67	3,347.38	4.57	16,321.71	3.97	5,515.56	4.71	4,308.12	4.98	2.66	-0.01
Mar	12,076.48	0.35	3,375.51	0.84	16,457.66	0.83	5,477.96	-0.68	4,198.99	-2.53	2.73	0.07
Apr	12,438.10	2.99	3,400.46	0.74	16,580.84	0.75	5,265.52	-3.88	4,114.56	-2.01	2.67	-0.06
May	12,800.55	2.91	3,480.29	2.35	16,717.17	0.82	5,307.72	0.80	4,242.62	3.11	2.48	-0.19
Jun	12,937.07	1.07	3,552.18	2.07	16,826.60	0.65	5,590.12	5.32	4,408.18	3.90	2.53	0.05
Jul	12,941.18	0.03	3,503.19	-1.38	16,563.30	-1.56	5,251.76	-6.05	4,369.77	-0.87	2.58	0.05
Aug	13,365.00	3.27	3,643.34	4.00	17,098.45	3.23	5,512.17	4.96	4,580.27	4.82	2.35	-0.23
Sep	12,615.85	-5.61	3,592.25	-1.40	17,042.90	-0.32	5,178.71	-6.05	4,493.39	-1.90	2.52	0.17
Oct	13,749.90	8.99	3,679.99	2.44	17,390.52	2.04	5,520.09	6.59	4,630.74	3.06	2.35	-0.17
Nov	14,071.20	2.34	3,778.96	2.69	17,828.24	2.52	5,525.04	0.09	4,791.63	3.47	2.18	-0.17
Dec	14,247.97	1.26	3,769.44	-0.25	17,823.07	-0.03	5,682.50	2.85	4,736.05	-1.16	2.17	-0.01
<b>Historical (compound annual rates)</b>												
1-Year	28.03		13.69		7.52		4.89		13.40			
3-Year	16.38		20.41		13.41		19.21		22.05			
5-Year	16.91		15.45		11.32		15.55		15.85			
10-Year	8.32		7.67		5.15		7.77		8.09			
15-Year	12.68		4.24		2.97		7.38		1.02			
20-Year	11.52		9.85		7.99		9.63		9.64			
25-Year	11.25		9.62		7.76		9.75		9.83			
30-Year	11.22		11.34		9.38		10.27		10.34			
35-Year	12.49		11.83		9.13		11.09		10.36			
40-Year	14.14		12.20		8.78		-		11.55			

Source: NAREIT®, FactSet.

<sup>1</sup> Price-only returns

<sup>2</sup> Ten-year constant maturity Treasury note

## Exhibit 4 Historical Offerings of Securities

December 31, 2014

Period	Total		Initial Public Offering		Secondary Equity				Secondary Debt			
	Number	Capital Raised <sup>1</sup>	Number	Capital Raised <sup>1</sup>	Common Shares		Preferred Shares		Unsecured Debt		Secured Debt	
					Number	Capital Raised <sup>1</sup>	Number	Capital Raised <sup>1</sup>	Number	Capital Raised <sup>1</sup>	Number	Capital Raised <sup>1</sup>
<b>Annual Totals (including current year to date)</b>												
2006	204	49,018	5	2,271	75	15,695	39	4,239	82	25,261	3	1,551
2007	129	36,031	4	1,820	56	11,854	26	4,202	43	18,155	0	0
2008	82	17,991	2	491	60	11,132	9	1,195	11	5,173	0	0
2009	130	34,656	9	2,990	87	21,244	0	0	34	10,422	0	0
2010	173	47,450	9	1,975	91	23,629	17	2,617	56	19,230	0	0
2011	164	51,280	8	2,307	92	31,075	31	4,108	33	13,790	0	0
2012	254	73,326	8	1,822	106	35,143	71	10,631	69	25,730	0	0
2013	254	76,958	19	5,707	121	35,756	28	4,755	86	30,739	0	0
2014	218	63,642	5	3,984	102	24,106	24	4,618	87	30,934	0	0
<b>Quarterly Totals</b>												
2013: Q3	45	15,050	4	1,246	21	4,991	0	0	20	8,813	0	0
Q4	61	16,396	5	2,626	26	5,164	4	362	26	8,243	0	0
2014: Q1	41	11,158	2	701	20	3,383	3	630	16	6,444	0	0
Q2	78	23,965	1	61	31	9,565	13	2,093	33	12,245	0	0
Q3	57	16,056	0	0	28	7,284	4	306	25	8,466	0	0
Q4	42	12,463	2	3,221	23	3,874	4	1,589	13	3,779	0	0
<b>Monthly Totals</b>												
2013: Mar	37	9,714	2	373	17	4,540	7	1,076	11	3,725	0	0
Apr	23	6,589	1	167	10	3,321	6	976	6	2,125	0	0
May	34	11,344	3	698	16	7,249	2	207	13	3,190	0	0
Jun	14	5,029	0	0	8	2,464	1	690	5	1,875	0	0
Jul	13	3,750	3	1,207	7	1,290	0	0	3	1,252	0	0
Aug	13	4,709	1	39	7	2,020	0	0	5	2,650	0	0
Sep	19	6,591	0	0	7	1,681	0	0	12	4,910	0	0
Oct	26	7,582	4	2,463	12	2,655	2	224	8	2,240	0	0
Nov	23	5,767	0	0	12	1,730	0	0	11	4,038	0	0
Dec	12	3,046	1	163	2	780	2	138	7	1,965	0	0
2014: Jan	18	4,433	0	0	12	1,903	0	0	6	2,530	0	0
Feb	6	2,099	0	0	2	366	1	26	3	1,707	0	0
Mar	17	4,626	2	701	6	1,114	2	604	7	2,207	0	0
Apr	26	6,488	1	61	11	2,233	4	333	10	3,860	0	0
May	30	10,090	0	0	12	5,281	7	1,547	11	3,263	0	0
Jun	22	7,387	0	0	8	2,052	2	213	12	5,123	0	0
Jul	12	3,118	0	0	8	1,718	0	0	4	1,400	0	0
Aug	12	3,049	0	0	4	695	1	88	7	2,266	0	0
Sep	33	9,889	0	0	16	4,871	3	218	14	4,800	0	0
Oct	15	3,851	0	0	8	849	2	1,349	5	1,654	0	0
Nov	19	6,922	2	3,221	7	1,335	2	240	8	2,125	0	0
Dec	8	1,690	0	0	8	1,690	0	0	0	0	0	0

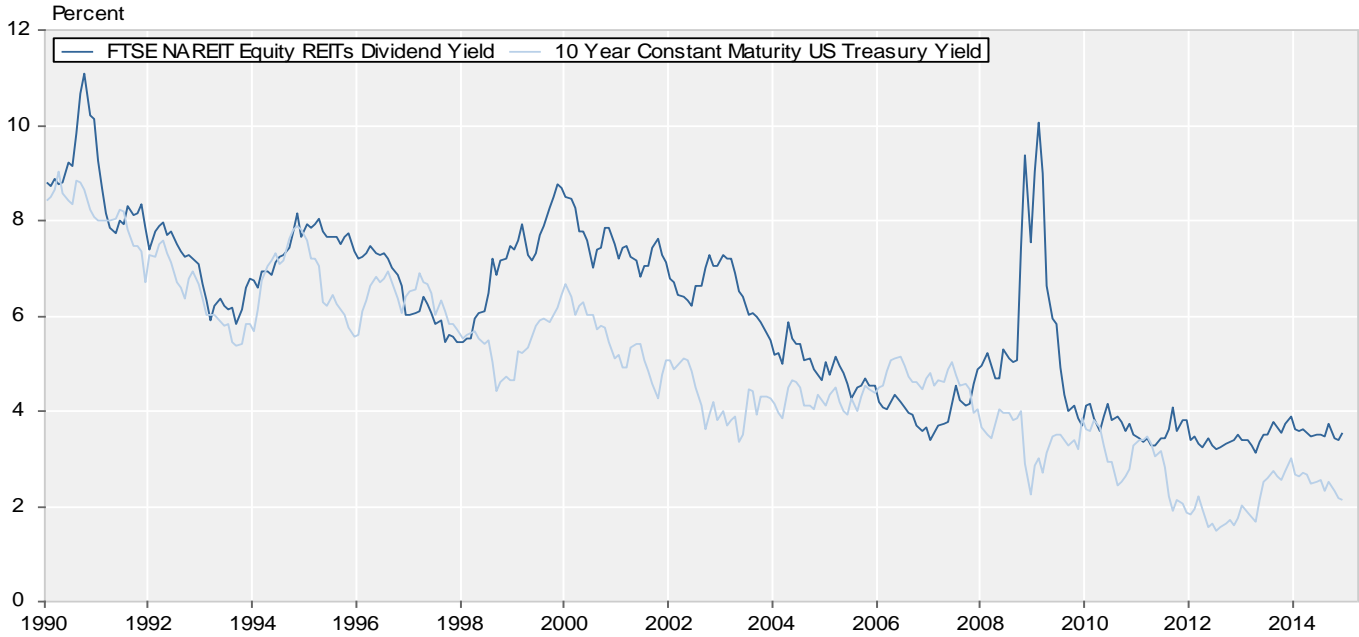
Source: SNL Financial, NAREIT®.

Notes:

<sup>1</sup> Data presented in millions of dollars.

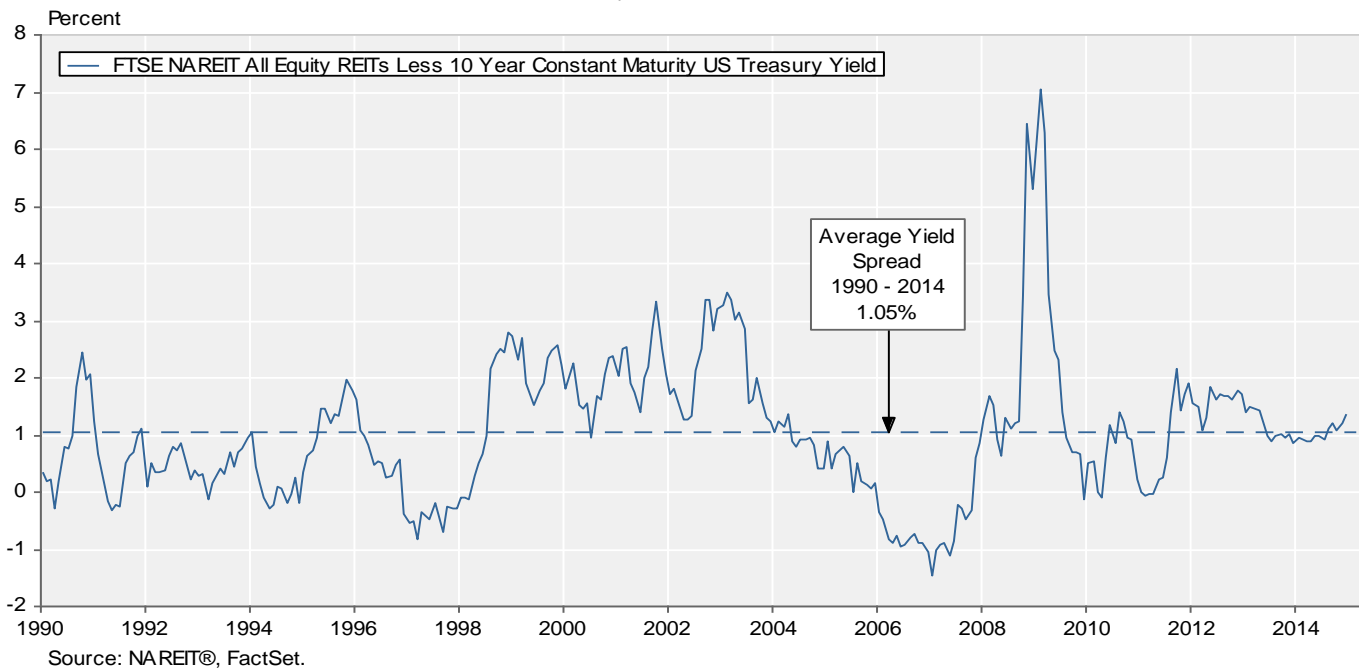
**Exhibit 5:**  
**Equity REIT Dividend Yield vs. 10-Year Constant Maturity Treasury Yield**

January 1990 - December 2014



**Exhibit 6:**  
**Monthly Equity REIT Dividend Yield Spread**

January 1990 - December 2014

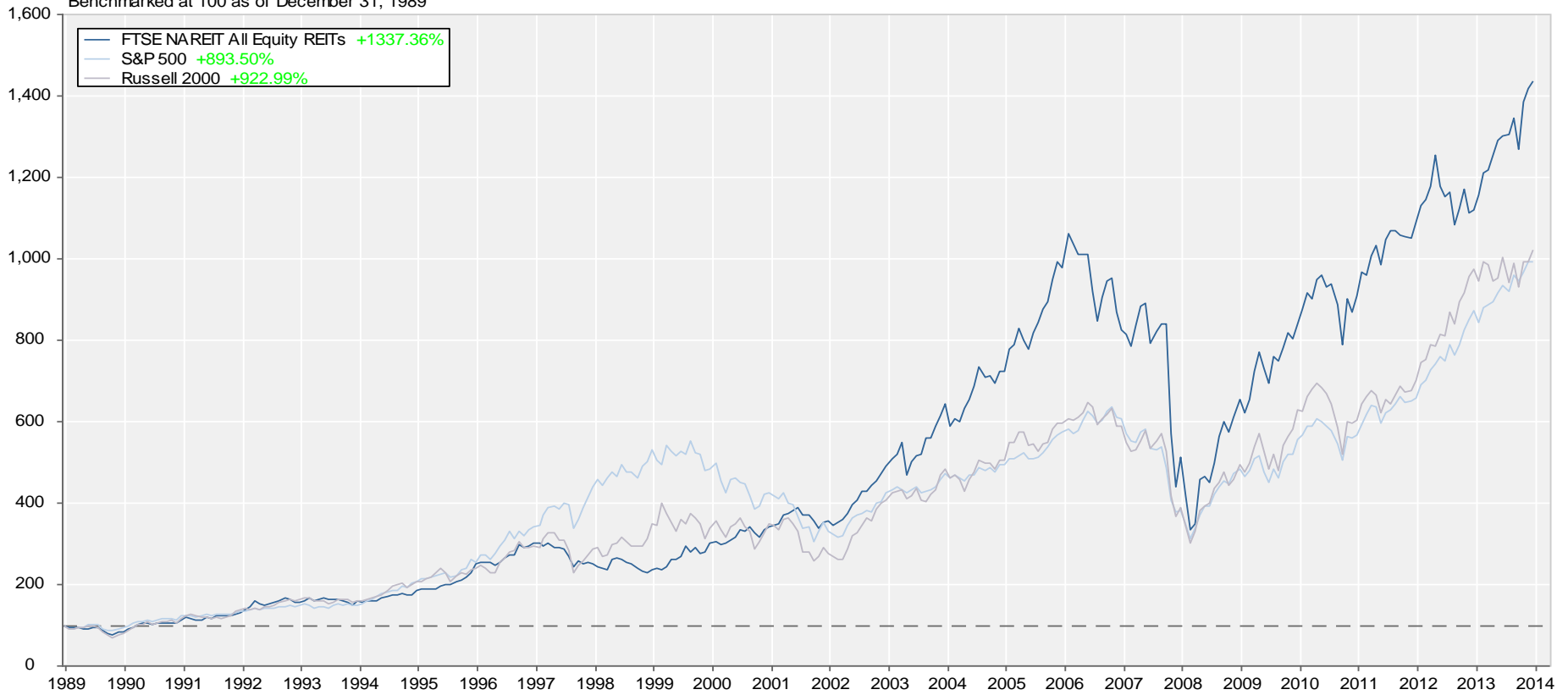


## Total Return Index Comparison

Monthly Returns

December 1989 - December 2014

Benchmarked at 100 as of December 31, 1989

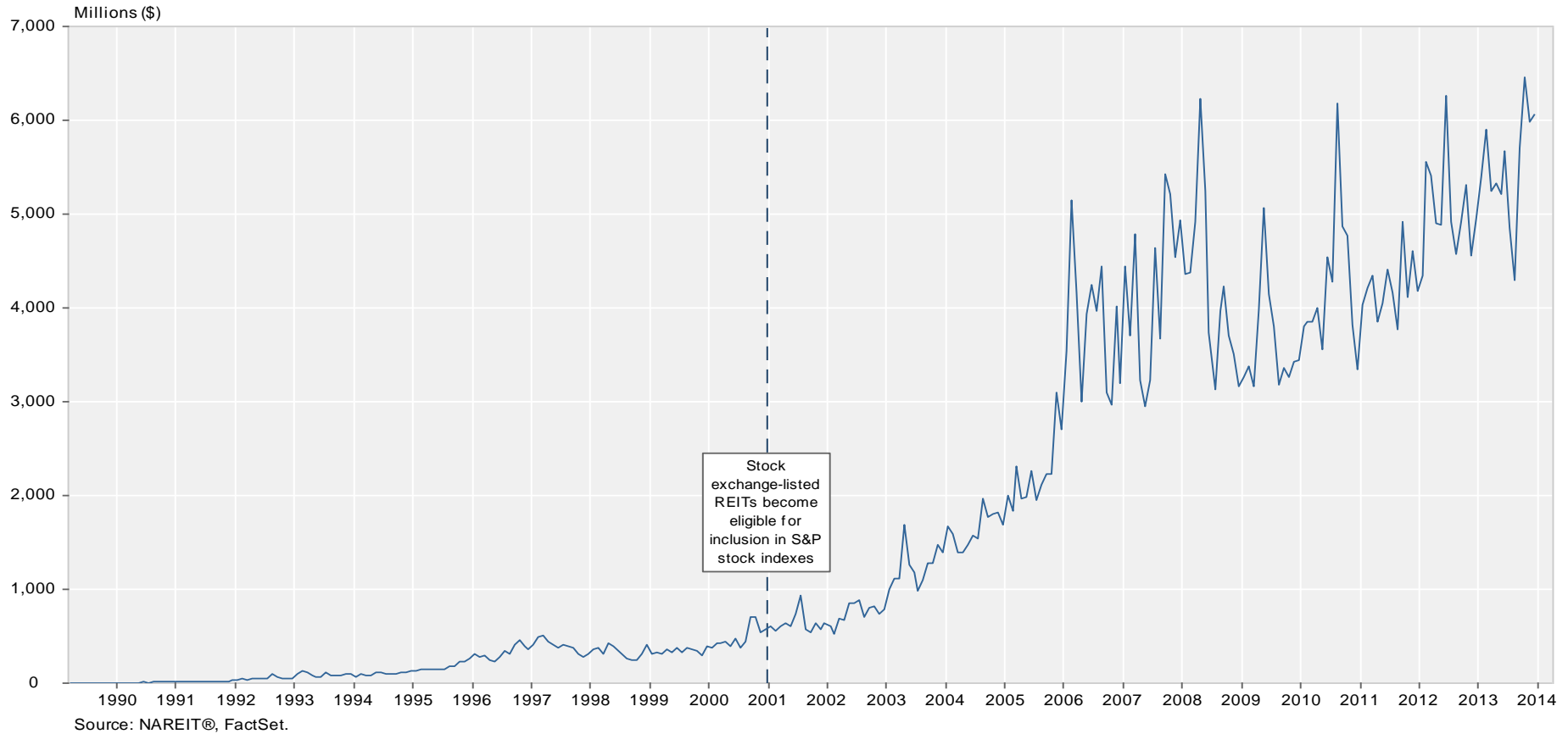


Source: NAREIT®, FactSet.

### Average Daily Dollar Trading Volume

FTSE NAREIT All REITs

March 1990 - December 2014



**Comparative Total Return Investment Performance**

December 31, 2014

(Data in percent)

	FTSE NAREIT		Dow Jones		NASDAQ <sup>1</sup>		Standard & Poor's				Russell 2000			Bond Indexes		NCREIF
Period	Equity	Industrials <sup>1</sup>	US Total	Composite	100	Citigroup	Citigroup	Utilities	Value	2000	Growth	ML	ML	Hi Yield	NPI	
Series Beginning>	(Jan. 1972)	(Dec. 1926)	Stock Market	(Jan. 1972)	(Feb. 1985)	500 Value	500	500 Growth	(Sep. 1989)	(Jan. 1979)	(Jan. 1979)	(Jan. 1979)	Corp/Govt	Mortgage	Corp	(Dec. 1977)
	(Jan. 1972)	(Jan. 1972)	(Jan. 1972)	(Jan. 1972)	(Feb. 1985)	(Jan. 1975)	(Jan. 1972)	(Jan. 1975)	(Sep. 1989)	(Jan. 1979)	(Jan. 1979)	(Jan. 1979)	(Dec. 1975)	(Jan. 1976)	(Jan. 1972)	(Dec. 1977)
<b>Annual Returns (including current year to date)</b>																
2004	31.58	3.15	12.46	8.59	10.44	15.71	10.88	6.13	24.28	22.25	18.33	14.31	4.15	4.74	11.13	14.49
2005	12.16	-0.61	6.38	1.37	1.49	5.82	4.91	4.00	16.84	4.71	4.55	4.15	2.52	2.62	2.74	20.06
2006	35.06	16.29	15.77	9.52	6.79	20.80	15.79	11.01	20.99	23.48	18.37	13.35	3.83	5.32	11.85	16.60
2007	-15.69	6.43	5.62	9.81	18.67	1.99	5.49	9.13	19.38	-9.78	-1.57	7.05	7.27	6.96	1.87	15.85
2008	-37.73	-33.84	-37.23	-40.54	-41.89	-39.22	-37.00	-34.92	-28.98	-28.92	-33.79	-38.54	4.95	8.30	-26.16	-6.46
2009	27.99	18.82	28.57	43.89	53.54	21.18	26.46	31.57	11.91	20.58	27.17	34.47	4.84	5.76	58.21	-16.85
2010	27.95	11.02	17.49	16.91	19.22	15.10	15.06	15.05	5.46	24.50	26.85	29.09	6.83	5.67	15.12	13.11
2011	8.28	5.53	1.08	-1.80	2.70	-0.48	2.11	4.65	19.91	-5.50	-4.18	-2.91	8.61	6.14	4.98	14.26
2012	19.70	7.26	16.38	15.91	16.82	17.68	16.00	14.61	1.29	18.05	16.35	14.59	5.09	2.59	15.81	10.55
2013	2.86	26.50	33.47	38.32	34.99	31.99	32.39	32.75	13.21	34.52	38.82	43.30	-2.68	-1.39	7.44	10.98
2014	28.03	7.52	12.47	13.40	17.94	12.36	13.69	14.89	28.98	4.22	4.89	5.60	6.48	6.07	2.45	-
<b>Quarterly Returns</b>																
2013: Q2	-2.13	2.27	2.80	4.15	3.23	3.36	2.91	2.48	-2.73	2.47	3.08	3.74	-2.68	-1.92	-1.44	2.57
Q3	-2.61	1.48	6.17	10.82	10.61	3.84	5.24	6.60	0.19	7.59	10.21	12.80	0.34	1.08	2.28	2.87
Q4	-0.17	9.56	10.11	10.74	11.62	9.83	10.51	11.15	2.79	9.30	8.72	8.17	-0.18	-0.47	3.58	2.59
2014: Q1	8.52	-0.72	2.01	0.54	0.10	2.26	1.81	1.39	10.09	1.78	1.12	0.48	2.11	1.58	2.98	2.53
Q2	7.13	2.24	4.85	4.98	7.06	4.60	5.23	5.82	7.77	2.38	2.05	1.72	2.07	2.43	2.41	-
Q3	-2.48	1.29	-0.06	1.93	5.19	0.25	1.13	1.92	-3.96	-8.58	-7.36	-6.13	0.26	0.15	-1.87	-
Q4	12.94	4.58	5.23	5.40	4.61	4.78	4.93	5.06	13.19	9.40	9.73	10.06	1.90	1.79	-1.00	-
<b>Monthly Returns</b>																
2014: Jul	0.03	-1.56	-1.99	-0.87	1.12	-1.53	-1.38	-1.24	-6.78	-6.05	-6.05	-6.06	-0.13	-0.57	-1.33	-
Aug	3.27	3.23	4.19	4.82	4.88	3.62	4.00	4.35	4.97	4.35	4.96	5.58	1.26	0.88	1.59	-
Sep	-5.61	-0.32	-2.13	-1.90	-0.81	-1.75	-1.40	-1.09	-1.86	-6.75	-6.05	-5.35	-0.85	-0.15	-2.09	-
Oct	8.99	2.04	2.75	3.06	2.69	1.88	2.44	2.94	8.05	6.99	6.59	6.20	1.03	0.96	1.19	-
Nov	2.34	2.52	2.42	3.47	4.32	2.28	2.69	3.04	1.21	-0.46	0.09	0.65	0.80	0.69	-0.73	-
Dec	1.26	-0.03	-0.01	-1.16	-2.34	0.54	-0.25	-0.96	3.52	2.73	2.85	2.97	0.07	0.13	-1.45	-
<b>Compound Annual Returns</b>																
<b>Complete History</b>	12.22	7.22	10.62	9.05	12.85	12.29	10.55	11.20	8.24	13.46	11.88	9.92	7.82	7.93	9.33	9.08
1-Year	28.03	7.52	12.47	13.40	17.94	12.36	13.69	14.89	28.98	4.22	4.89	5.60	6.48	6.07	2.45	11.57
3-Year	16.38	13.41	20.44	22.05	22.98	20.40	20.41	20.46	13.94	18.29	19.21	20.14	2.89	2.38	8.43	8.88
5-Year	16.91	11.32	15.72	15.85	17.89	14.86	15.45	16.05	13.34	14.26	15.55	16.80	4.79	3.77	9.03	2.84
10-Year	8.32	5.15	8.09	8.09	10.08	6.74	7.67	8.55	9.63	6.89	7.77	8.54	4.73	4.77	7.74	8.33
15-Year	12.68	2.97	4.81	1.02	0.89	5.30	4.24	3.07	7.63	10.23	7.38	4.34	5.79	5.62	7.48	9.43
20-Year	11.52	7.99	9.98	9.64	12.46	9.46	9.85	9.98	8.89	10.95	9.63	7.83	6.24	6.21	7.94	8.43
25-Year	11.25	7.76	9.75	9.83	12.48	9.22	9.62	9.75	8.24	11.11	9.75	7.92	6.55	6.52	8.76	7.42
30-Year	11.22	9.38	11.25	10.34	-	10.98	11.34	11.39	-	11.55	10.27	8.58	7.45	7.56	9.29	7.97
35-Year	12.49	9.13	11.74	10.36	-	11.73	11.83	11.59	-	12.89	11.09	8.93	8.12	8.30	-	-
40-Year	14.14	8.78	12.51	11.55	-	-	12.20	-	-	-	-	-	7.90	-	-	-
<b>Annualized Volatility of Returns</b>																
<b>Complete History</b>	17.12	15.21	15.81	21.37	25.10	14.96	15.30	16.05	14.98	17.46	19.63	22.86	5.56	6.35	8.49	4.43
1-Year	3.28	2.41	2.47	2.92	2.87	2.27	2.32	2.55	3.73	4.29	4.31	4.48	0.78	0.69	1.25	0.33
3-Year	12.47	9.04	9.31	11.30	11.65	9.46	8.97	9.00	12.85	12.79	13.12	13.82	3.07	2.24	4.50	4.56
5-Year	16.15	11.93	13.40	15.15	14.94	13.44	12.89	12.78	11.72	17.57	17.83	18.37	3.16	2.16	6.25	7.45
10-Year	25.25	13.60	15.12	17.41	17.94	15.86	14.61	14.05	13.37	19.68	19.67	20.15	3.91	2.65	10.43	6.17
15-Year	22.11	14.53	15.65	23.70	25.59	16.17	15.22	15.56	16.47	18.70	20.37	23.36	4.20	2.74	9.99	5.23
20-Year	20.06	14.77	15.48	23.79	26.31	15.79	15.11	15.71	15.73	17.62	19.77	23.31	4.19	2.79	8.99	4.80
25-Year	18.90	14.31	14.96	22.67	25.29	15.11	14.62	15.32	15.01	17.12	19.17	22.50	4.22	2.94	8.99	4.71
30-Year	17.79	15.05	15.43	22.16	25.10	15.40	15.18	16.02	-	17.42	19.43	22.54	4.56	3.67	8.56	4.42
35-Year	17.25	14.92	15.55	21.80	25.10	15.24	15.15	16.08	-	17.33	19.54	22.79	5.66	6.43	-	-
40-Year	17.00	15.02	15.52	21.30	25.10	14.96	15.08	16.05	-	-	-	-	5.60	6.35	-	-

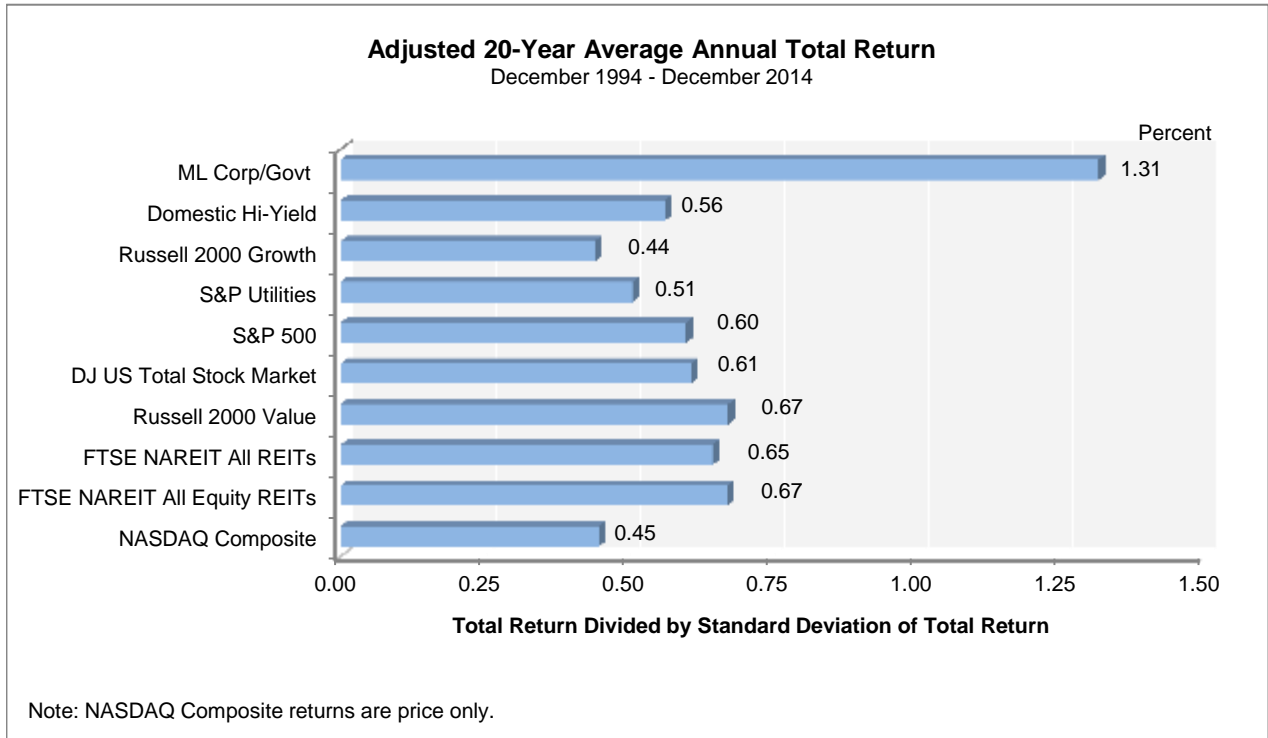
<sup>1</sup> Price only returns  
 Source: NAREIT®, FactSet.



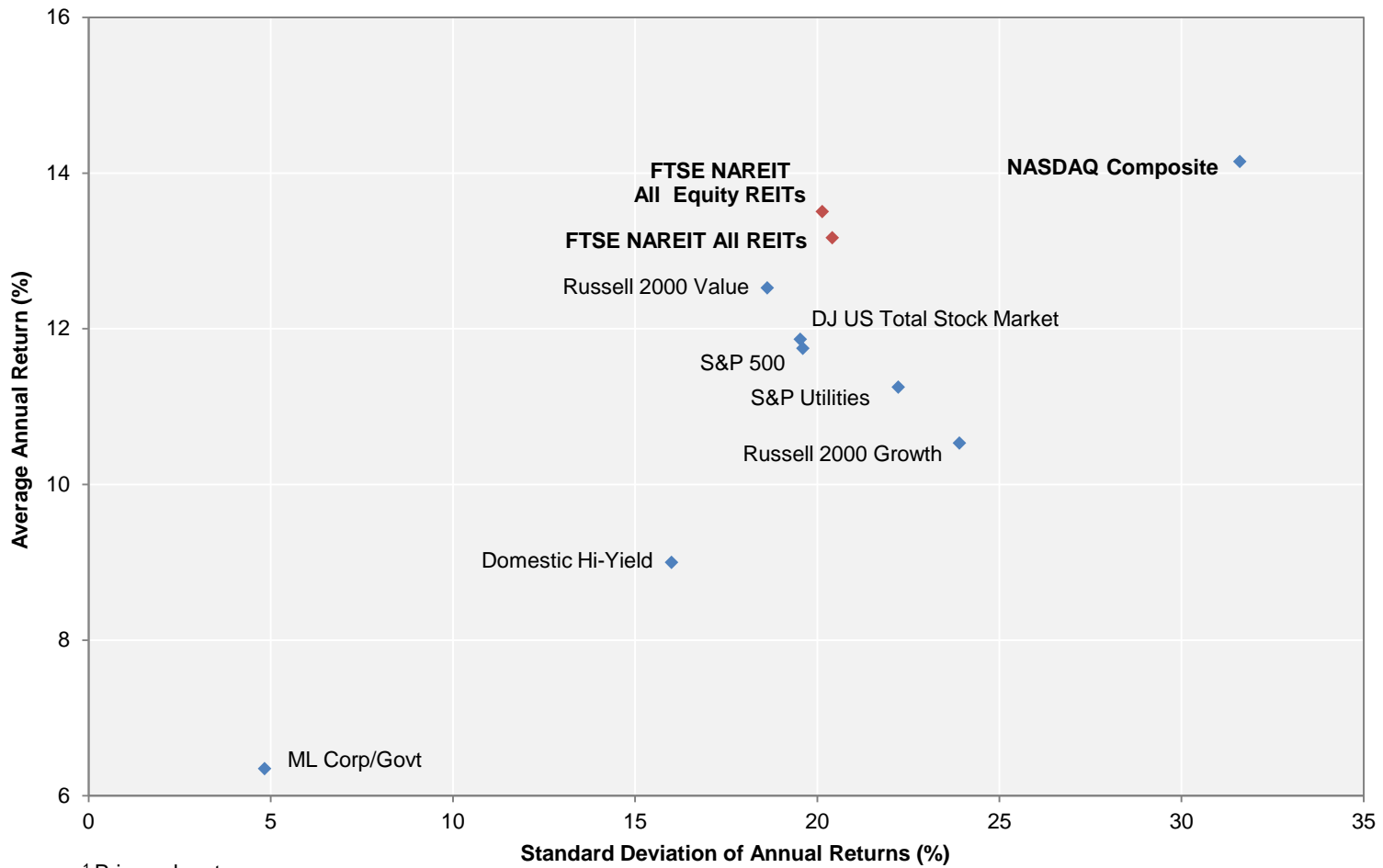
### Comparative Total Return Investment Correlation

	FTSE NAREIT All Equity REITs	DJ US Total Stock Market	NASDAQ Composite <sup>1</sup>	NASDAQ 100 <sup>1</sup>	S&P 500/ Citigroup Value	S&P 500	S&P 500/ Citigroup Growth	S&P Utilities	Russell 2000 Value	Russell 2000	Russell 2000 Growth	ML Corp/Govt Bond	ML Mortgage	Domestic High Yield Corp Bond	Dow Jones Industrial Average <sup>1</sup>
<b>Period For Upper Right: December 2004 - December 2014</b>															
FTSE NAREIT All Equity REITs	1.00	0.79	0.73	0.68	0.80	0.78	0.72	0.45	0.83	0.80	0.74	0.16	0.05	0.74	0.74
DJ US Total Stock Market	0.59	1.00	0.95	0.91	0.98	1.00	0.98	0.53	0.93	0.94	0.93	0.03	-0.10	0.75	0.96
NASDAQ Composite <sup>1</sup>	0.45	0.89	1.00	0.98	0.90	0.94	0.95	0.44	0.89	0.93	0.94	-0.02	-0.13	0.72	0.88
NASDAQ 100 <sup>1</sup>	0.38	0.86	0.97	1.00	0.84	0.90	0.93	0.42	0.81	0.86	0.89	-0.01	-0.13	0.70	0.84
S&P 500/ Citigroup Value	0.62	0.95	0.74	0.71	1.00	0.98	0.92	0.51	0.92	0.91	0.88	0.02	-0.10	0.70	0.97
S&P 500	0.56	0.99	0.84	0.83	0.96	1.00	0.98	0.54	0.91	0.92	0.90	0.04	-0.09	0.73	0.97
S&P 500/ Citigroup Growth	0.47	0.96	0.87	0.88	0.87	0.97	1.00	0.55	0.86	0.89	0.90	0.05	-0.07	0.74	0.94
S&P Utilities	0.37	0.42	0.21	0.21	0.50	0.44	0.35	1.00	0.44	0.45	0.46	0.29	0.20	0.46	0.52
Russell 2000 Value	0.74	0.85	0.75	0.66	0.84	0.81	0.73	0.41	1.00	0.99	0.95	-0.03	-0.13	0.68	0.87
Russell 2000	0.65	0.89	0.88	0.80	0.81	0.83	0.79	0.35	0.95	1.00	0.99	-0.04	-0.15	0.71	0.86
Russell 2000 Growth	0.54	0.88	0.93	0.86	0.75	0.80	0.80	0.30	0.87	0.98	1.00	-0.05	-0.17	0.72	0.84
ML Corp/Govt Bond	0.16	0.11	0.02	0.03	0.11	0.13	0.14	0.29	0.03	0.01	-0.02	1.00	0.83	0.20	0.03
ML Mortgage	0.08	0.10	0.01	0.02	0.10	0.12	0.13	0.21	0.01	-0.01	-0.03	0.87	1.00	0.03	-0.08
Domestic High Yield Corp Bond	0.60	0.61	0.55	0.49	0.58	0.58	0.55	0.33	0.63	0.62	0.58	0.24	0.19	1.00	0.65
Dow Jones Industrial Average <sup>1</sup>	0.53	0.93	0.74	0.73	0.94	0.95	0.90	0.42	0.78	0.76	0.72	0.09	0.09	0.53	1.00
<b>Period For Lower Left: December 1984 - December 2014</b>															

<sup>1</sup> Price only returns.  
 Source: NAREIT®, FactSet.



**20-Year Average Annual Total Return v.  
 20-Year Standard Deviation of Annual Total Returns**  
 December 1994 - December 2014

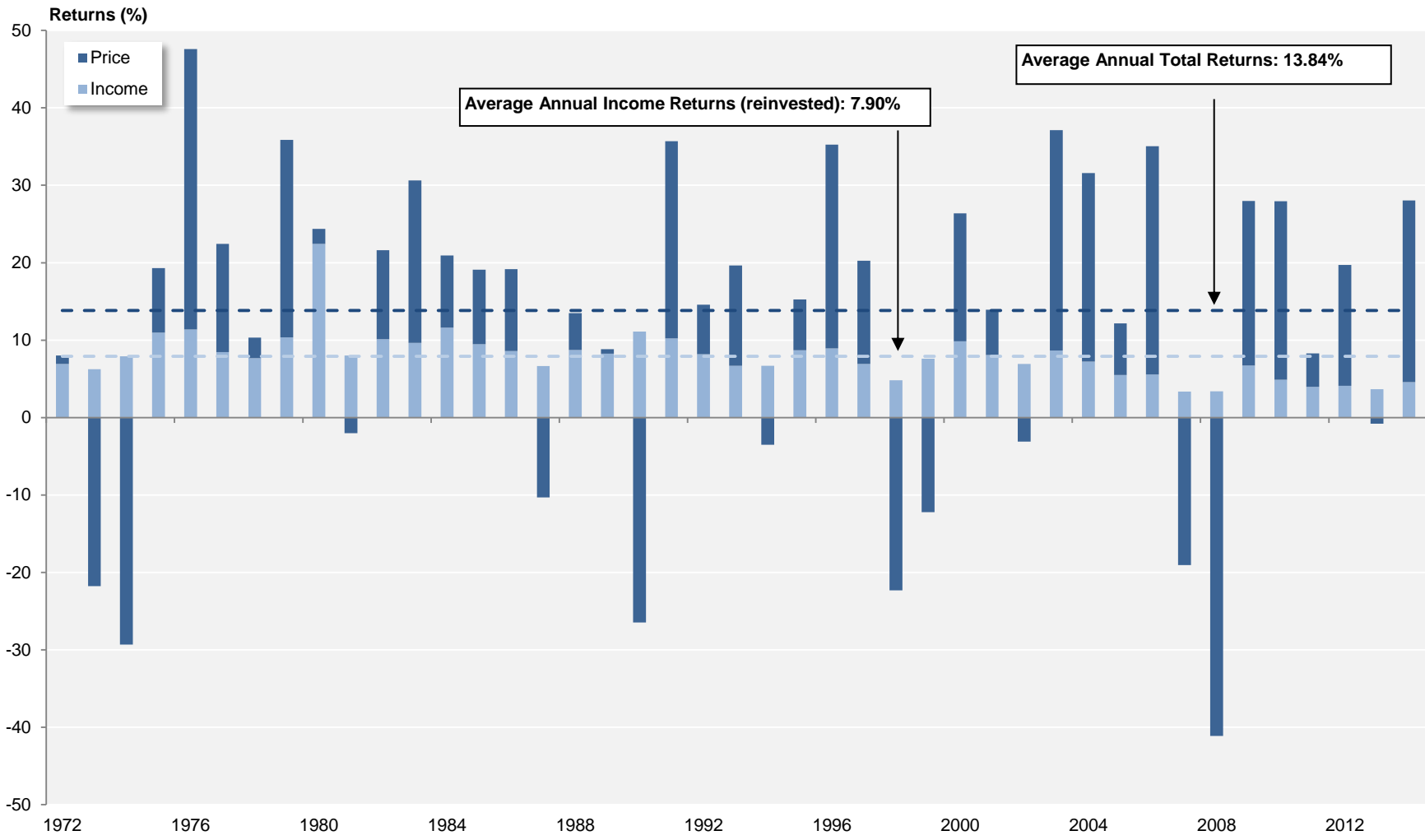


<sup>1</sup> Price only returns.  
 Source: NAREIT®, FactSet.

## FTSE NAREIT All Equity REITs

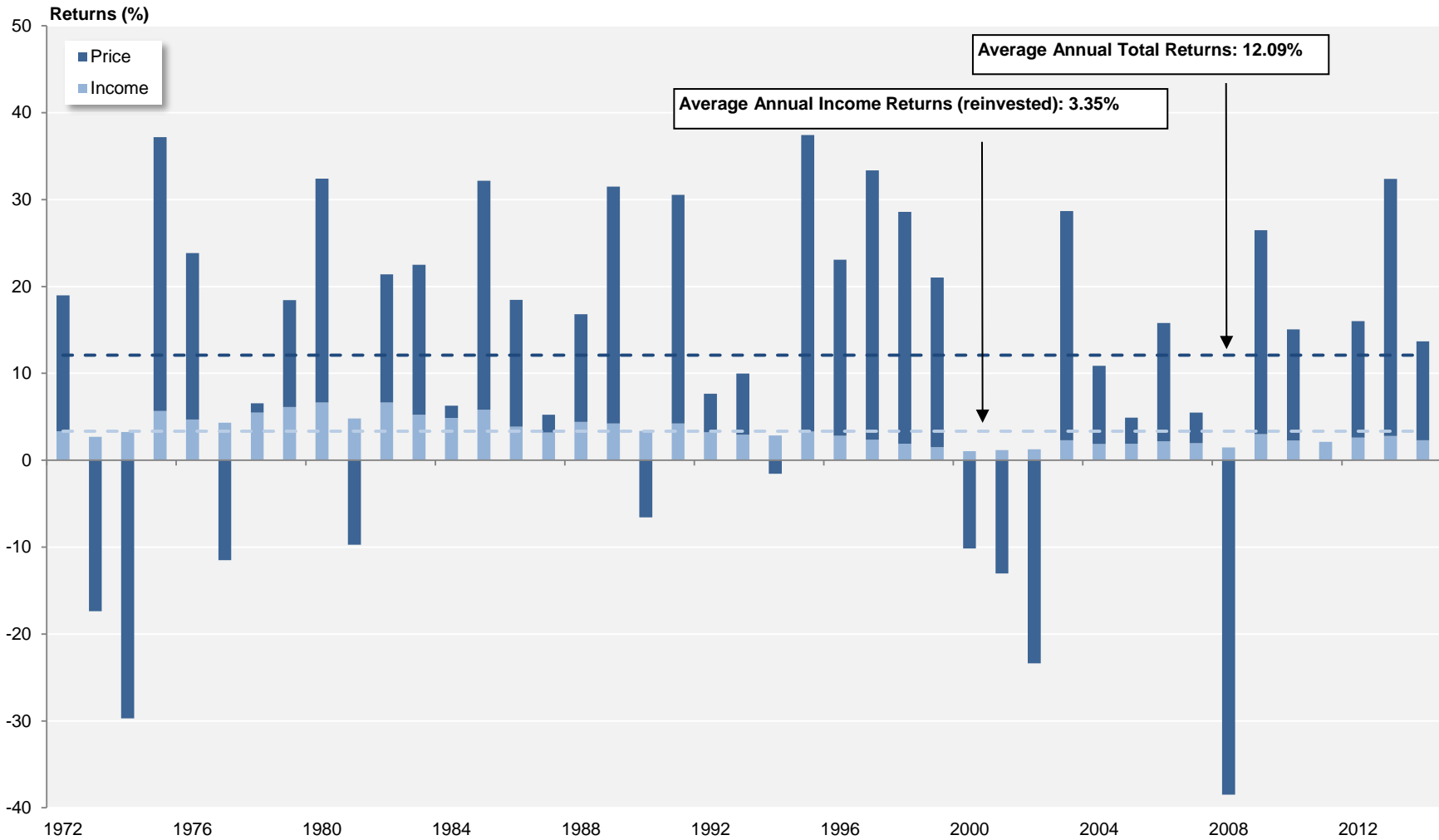
Annual Returns

1972 - 2014



Source: FTSE™, NAREIT®.

## S&P 500 Annual Returns 1972 - 2014

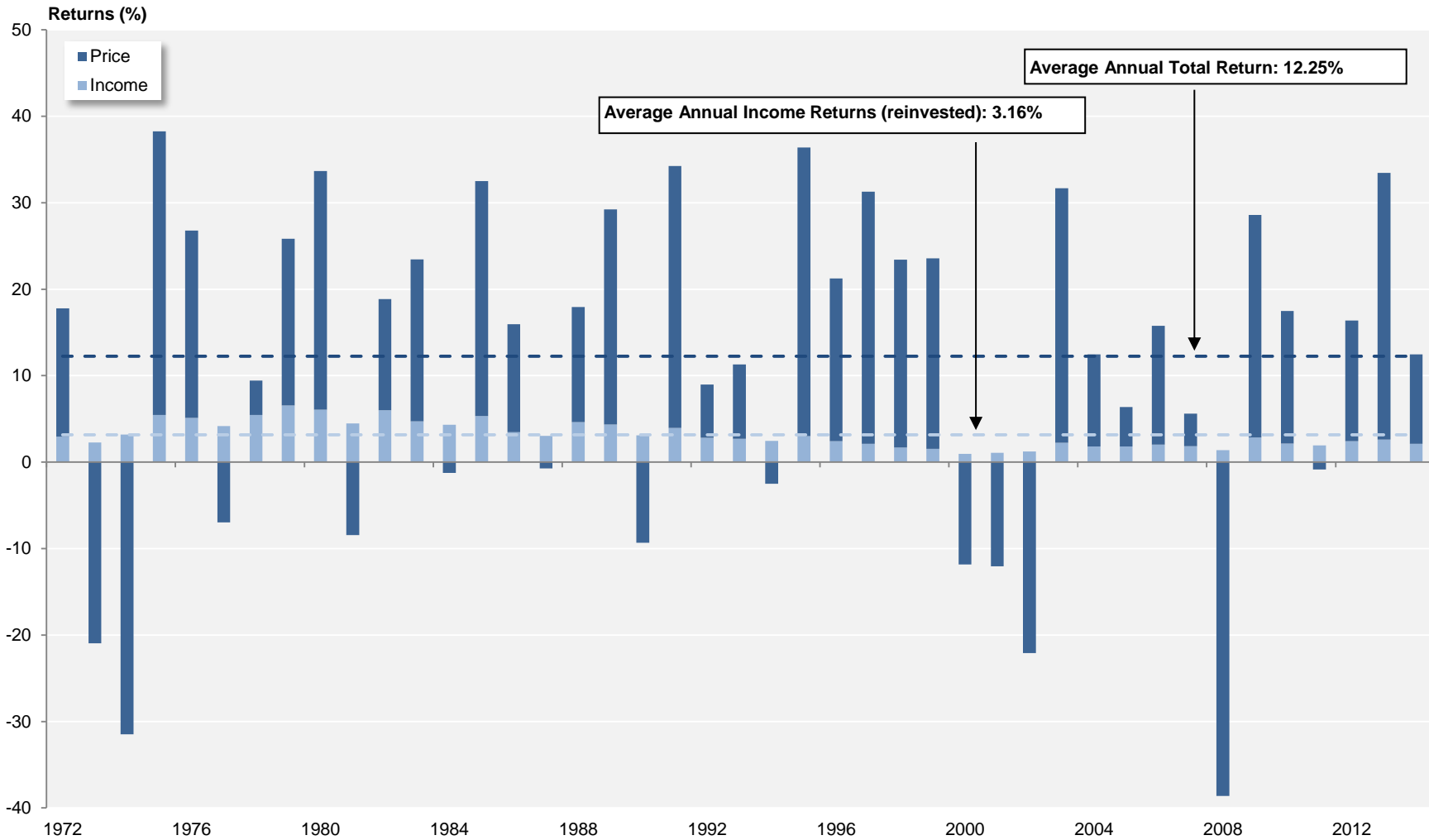


Source: NAREIT®, FactSet.

## Dow Jones US Total Stock Market

Annual Returns

1972 - 2014



Source: NAREIT®, FactSet.

Annual Returns for the FTSE NAREIT US Real Estate Index Series  
1972-2014

Year	FTSE NAREIT All REITs				FTSE NAREIT Composite				FTSE NAREIT Real Estate 50™				FTSE NAREIT All Equity REITs				FTSE NAREIT Equity REITs				FTSE NAREIT Mortgage REITs			
	Total		Price		Total		Price		Total		Price		Total		Price		Total		Price		Total		Price	
	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index
1971		100.00		100.00		100.00		100.00		100.00		100.00		100.00		100.00		100.00		100.00		100.00		100.00
1972	11.19	111.19	3.84	103.84	11.19	111.19	3.84	103.84					8.01	108.01	1.08	101.08	8.01	108.01	1.08	101.08	12.17	112.17	4.34	104.34
1973	-27.22	80.93	-33.11	69.46	-27.22	80.93	-33.11	69.46					-15.52	91.25	-21.78	79.07	-15.52	91.25	-21.78	79.07	-36.26	71.50	-42.05	60.47
1974	-42.23	46.75	-49.55	35.04	-42.23	46.75	-49.55	35.04					-21.40	71.72	-29.33	55.88	-21.40	71.72	-29.33	55.88	-45.32	39.09	-53.96	27.84
1975	36.34	63.74	22.20	42.82	36.34	63.74	22.20	42.82					19.30	85.56	8.34	60.54	19.30	85.56	8.34	60.54	40.79	55.04	24.51	34.66
1976	48.97	94.96	36.53	58.47	48.97	94.96	36.53	58.47					47.59	126.28	36.21	82.46	47.59	126.28	36.21	82.46	51.71	83.50	38.41	47.97
1977	19.08	113.07	10.10	64.37	19.08	113.07	10.10	64.37					22.42	154.59	13.97	93.98	22.42	154.59	13.97	93.98	17.82	98.38	8.16	51.89
1978	-1.64	111.21	-9.42	58.31	-1.64	111.21	-9.42	58.31					10.34	170.57	2.66	96.48	10.34	170.57	2.66	96.48	-9.97	88.57	-17.86	42.62
1979	30.53	145.16	19.35	69.59	30.53	145.16	19.35	69.59					35.86	231.73	25.49	121.07	35.86	231.73	25.49	121.07	16.56	103.24	4.26	44.44
1980	28.02	185.84	11.07	77.30	28.02	185.84	11.07	77.30					24.37	288.20	1.95	123.42	24.37	288.20	1.95	123.42	16.80	120.58	3.29	45.90
1981	8.58	201.78	-1.02	76.51	8.58	201.78	-1.02	76.51					6.00	305.50	-2.03	120.92	6.00	305.50	-2.03	120.92	7.07	129.11	-5.54	43.36
1982	31.64	265.62	19.19	91.19	31.64	265.62	19.19	91.19					21.60	371.49	11.49	134.81	21.60	371.49	11.49	134.81	48.64	191.91	31.27	56.91
1983	25.47	333.28	15.11	104.97	25.47	333.28	15.11	104.97					30.64	485.30	21.01	163.13	30.64	485.30	21.01	163.13	16.90	224.34	5.56	60.08
1984	14.82	382.65	3.53	108.67	14.82	382.65	3.53	108.67					20.93	586.86	9.30	178.30	20.93	586.86	9.30	178.30	7.26	240.64	-4.54	57.35
1985	5.92	405.30	-3.52	104.84	5.92	405.30	-3.52	104.84					19.10	698.93	9.62	195.45	19.10	698.93	9.62	195.45	-5.20	228.11	-15.33	48.55
1986	19.18	483.03	9.24	114.53	19.18	483.03	9.24	114.53					19.16	832.83	10.56	216.10	19.16	832.83	10.56	216.10	19.21	271.95	7.64	52.26
1987	-10.67	431.49	-19.01	92.76	-10.67	431.49	-19.01	92.76					-3.64	802.51	-10.31	193.82	-3.64	802.51	-10.31	193.82	-15.67	229.34	-25.70	38.83
1988	11.36	480.49	1.24	93.92	11.36	480.49	1.24	93.92					13.49	910.74	4.77	203.07	13.49	910.74	4.77	203.07	7.30	246.09	-5.12	36.84
1989	-1.81	471.78	-12.06	82.59	-1.81	471.78	-12.06	82.59					8.84	991.26	0.58	204.24	8.84	991.26	0.58	204.24	-15.90	206.95	-26.19	27.20
1990	-17.35	389.95	-28.49	59.05	-17.35	389.95	-28.49	59.05					-15.35	839.09	-26.45	150.21	-15.35	839.09	-26.45	150.21	-18.37	168.94	-29.18	19.26
1991	35.68	529.08	23.10	72.69	35.68	529.08	23.10	72.69					35.70	1,138.61	25.47	188.47	35.70	1,138.61	25.47	188.47	31.83	222.72	13.93	21.94
1992	12.18	593.49	2.87	74.78	12.18	593.49	2.87	74.78					14.59	1,304.73	6.40	200.54	14.59	1,304.73	6.40	200.54	1.92	226.99	-10.80	19.57
1993	18.55	703.57	10.58	82.69	18.55	703.57	10.58	82.69					19.65	1,561.17	12.95	226.51	19.65	1,561.17	12.95	226.51	14.55	260.01	-0.40	19.49
1994	0.81	709.24	-6.41	77.39	0.81	709.24	-6.41	77.39					3.17	1,610.67	-3.52	218.55	3.17	1,610.67	-3.52	218.55	-24.30	196.82	-33.83	12.90
1995	18.31	839.09	9.12	84.45	18.31	839.09	9.12	84.45					15.27	1,856.57	6.56	232.88	15.27	1,856.57	6.56	232.88	63.42	321.65	46.80	18.94
1996	35.75	1,139.10	26.52	106.84	35.75	1,139.10	26.52	106.84					35.27	2,511.32	26.35	294.24	35.27	2,511.32	26.35	294.24	50.86	485.25	37.21	25.98
1997	18.86	1,353.94	11.85	119.50	18.86	1,353.94	11.85	119.50					20.26	3,020.11	13.33	333.47	20.26	3,020.11	13.33	333.47	3.82	503.80	-3.57	25.05
1998	-18.82	1,099.09	-23.82	91.03	-18.82	1,099.09	-23.82	91.03					-17.50	2,491.53	-22.33	259.00	-17.50	2,491.53	-22.33	259.00	-29.22	356.60	-34.29	16.46
1999	-6.48	1,027.92	-14.06	78.23	-6.48	1,027.92	-14.06	78.23			100.00	100.00	-4.62	2,376.42	-12.21	227.37	-4.62	2,376.42	-12.21	227.37	-33.22	238.15	-40.12	9.86
2000	25.89	1,294.05	15.91	90.68	25.89	1,294.05	15.91	90.68	28.66	128.66	19.98	119.98	26.37	3,002.97	16.51	264.90	26.37	3,002.97	16.51	264.90	15.96	276.15	3.33	10.19
2001	15.50	1,494.65	7.05	97.07	15.50	1,494.65	7.05	97.07	12.20	144.36	5.13	126.14	13.93	3,421.37	5.85	280.40	13.93	3,421.37	5.85	280.40	77.34	489.74	46.37	14.91
2002	5.22	1,572.61	-2.15	94.98	5.22	1,572.61	-2.15	94.98	1.86	147.05	-4.30	120.71	3.82	3,552.10	-3.12	271.66	3.82	3,552.10	-3.12	271.66	31.08	641.93	14.23	17.03
2003	38.47	2,177.53	29.34	122.85	38.47	2,177.53	29.34	122.85	36.30	200.44	28.34	154.92	37.13	4,871.12	28.48	349.02	37.13	4,871.12	28.48	349.02	57.39	1,010.33	38.19	23.54
2004	30.41	2,839.70	22.87	150.94	30.41	2,839.70	22.87	150.94	35.00	270.58	28.31	198.79	31.58	6,409.30	24.35	434.01	31.58	6,409.30	24.35	434.01	18.43	1,196.57	7.92	25.40
2005	8.29	3,075.06	2.51	154.73	8.29	3,075.06	2.51	154.73	13.67	307.57	8.52	215.71	12.16	7,188.85	6.67	462.98	12.16	7,188.85	6.67	462.98	-23.19	919.11	-30.88	17.56
2006	34.35	4,131.39	28.31	198.53	34.02	4,121.18	27.98	198.02	35.64	417.18	30.28	281.03	35.06	9,709.31	29.51	599.59	35.06	9,709.31	29.51	599.59	19.32	1,096.72	8.44	19.04
2007	-17.83	3,394.71	-21.39	156.07	-17.83	3,386.30	-21.42	155.60	-16.34	349.00	-19.57	226.03	-15.69	8,185.75	-19.05	485.36	-15.69	8,185.75	-19.05	485.36	-42.35	632.27	-47.69	9.96
2008	-37.34	2,127.27	-41.04	92.02	-37.84	2,104.93	-41.56	90.94	-37.31	218.80	-40.78	133.85	-37.73	5,097.46	-41.12	285.79	-37.73	5,097.46	-41.12	285.79	-31.31	434.31	-40.46	5.93
2009	27.45	2,711.15	19.90	110.33	27.80	2,690.12	20.15	109.26	27.62	279.23	20.36	161.10	27.99	6,524.25	21.28	346.60	27.99	6,524.25	21.28	346.60	24.63	541.28	8.26	6.42
2010	27.58	3,458.89	21.81	134.39	27.56	3,431.62	21.76	133.03	26.72	353.83	21.13	195.14	27.95	8,347.58	23.07	426.55	27.96	8,348.46	23.06	426.53	22.60	663.59	7.01	6.87
2011	7.28	3,710.61	2.37	137.57	7.30	3,682.29	2.34	136.14	9.45	387.25	4.69	204.29	8.28	9,039.07	4.32	444.96	8.29	9,040.81	4.32	444.95	-2.42	647.56	-15.14	5.83
2012	20.14	4,458.10	14.98	158.18	19.73	4,408.71	14.54	155.93	18.05	457.14	13.37	231.60	19.70	10,819.84	15.61	514.43	18.06	10,673.56	13.86	506.60	19.89	776.34	5.83	6.17
2013	3.21	4,601.14	-1.15	156.35	2.34	4,511.90	-2.03	152.76	-0.53	454.71	-4.44	221.31	2.86	11,128.83	-0.80	510.33	2.47	10,936.91	-1.33	499.85	-1.96	761.12	-12.42	5.40
2014	27.15	5,850.23	21.93	190.65	27.23	5,740.43	22.00	186.36	28.73	585.32	23.86	274.12	28.03	14,247.97	23.44	629.96	30.14	14,233.18	25.25	626.05	17.88	897.23	6.30	5.74

**Annual Price and Total Returns by Property Sector**  
 1994 - 2014  
 (Returns in Percent)

	Industrial/Office		Retail		Residential		Diversified		Health Care		Lodging/Resorts		Self Storage		Timber		Infrastructure		Mortgage	
	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price
1994	16.59	10.25	2.98	-3.94	2.31	-3.77	-6.04	-11.54	4.12	-3.54	-8.89	-12.79	8.90	1.31	-	-	-	-	-24.30	-33.81
1995	25.80	16.94	5.10	-3.20	11.99	3.80	21.16	12.54	24.88	13.93	30.79	22.35	34.40	25.42	-	-	-	-	63.42	46.82
1996	44.43	35.90	34.61	24.43	29.46	19.72	33.96	22.25	20.40	11.87	49.19	40.32	42.85	34.51	-	-	-	-	50.86	37.17
1997	27.49	20.90	16.95	9.83	16.31	9.04	21.67	13.15	15.76	7.56	30.09	23.30	3.41	-1.25	-	-	-	-	3.82	-3.58
1998	-14.44	-19.16	-4.74	-10.87	-8.11	-13.69	-22.11	-26.02	-17.45	-23.65	-52.83	-55.01	-7.20	-10.85	-	-	-	-	-29.22	-34.29
1999	3.35	-4.07	-11.77	-18.89	9.48	1.81	-14.41	-23.71	-24.83	-31.98	-16.14	-24.05	-8.03	-14.20	-	-	-	-	-33.22	-40.10
2000	33.38	23.26	17.97	7.72	34.30	25.25	24.10	15.21	25.84	9.97	45.77	30.83	14.69	6.50	-	-	-	-	15.96	3.35
2001	7.09	-0.41	30.41	20.61	9.04	2.02	12.52	4.80	51.86	39.11	-8.63	-16.32	43.24	36.55	-	-	-	-	77.35	46.32
2002	0.87	-5.95	21.07	13.11	-5.99	-12.63	4.24	-3.38	4.82	-3.08	-1.49	-7.04	0.56	-5.01	-	-	-	-	31.08	14.22
2003	33.26	24.62	46.77	38.46	25.90	17.65	40.25	27.87	53.59	41.65	31.69	26.57	38.14	30.75	-	-	-	-	57.39	38.23
2004	25.24	18.42	40.23	33.23	32.71	24.08	32.41	22.20	20.96	13.35	32.70	29.08	29.70	24.33	-	-	-	-	18.43	7.90
2005	12.85	6.71	11.80	6.60	13.69	8.31	9.87	4.04	1.79	-4.61	9.76	5.93	26.55	21.98	-	-	-	-	-23.19	-30.87
2006	39.39	34.06	29.02	24.00	38.93	33.80	38.03	32.10	44.55	35.81	28.16	22.75	40.94	36.66	-	-	-	-	19.32	8.43
2007	-14.86	-18.17	-15.77	-18.97	-25.21	-28.08	-22.29	-25.40	2.13	-3.47	-22.37	-25.98	-24.82	-27.16	-	-	-	-	-42.35	-47.69
2008	-50.28	-53.02	-48.36	-51.28	-24.89	-29.08	-28.25	-31.84	-11.98	-17.06	-59.67	-62.72	5.05	1.44	-	-	-	-	-31.31	-40.46
2009	29.17	21.40	27.17	21.57	30.82	22.81	17.02	12.77	24.62	15.76	67.19	64.53	8.37	4.44	-	-	-	-	24.63	8.26
2010	17.04	12.52	33.41	28.43	46.01	40.87	23.75	19.03	19.20	12.71	42.77	40.51	29.29	25.20	-	-	-	-	22.60	7.01
2011	-1.47	-5.16	12.20	8.27	15.37	11.82	2.82	-1.32	13.63	7.62	-14.31	-16.38	35.22	31.04	7.65	3.77	-	-	-2.42	-15.14
2012	19.12	14.88	26.74	22.58	6.94	3.60	12.20	7.63	20.35	14.50	12.53	9.33	19.94	16.21	37.05	32.58	29.91	28.25	19.89	5.83
2013	5.97	2.33	1.86	-1.67	-5.36	-8.69	4.33	-0.29	-7.06	-11.41	27.18	23.07	9.49	5.92	7.86	4.54	4.80	3.30	-1.96	-12.42
2014	24.26	20.19	27.62	22.84	40.04	35.25	27.18	21.77	33.32	26.62	32.50	28.12	31.44	27.21	8.57	4.78	20.15	17.86	17.88	6.30



**Annual Price and Total Returns by Property Subsector**  
 1994 - 2014  
 (Returns in Percent)

	Industrial/Office						Retail						Residential				Mortgage			
	Industrial		Office		Mixed		Shopping Centers		Regional Malls		Free Standing		Apartments		Manufactured Homes		Home Financing		Commercial Financing	
	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price
1994	18.66	13.37	2.86	-2.68	-	-	1.33	-5.49	8.77	1.41	-5.46	-17.52	2.19	-3.91	3.31	-2.59	-	-	-	-
1995	16.21	8.55	38.79	28.34	-	-	7.40	-0.74	3.00	-5.74	31.56	20.28	12.26	3.94	10.68	2.87	-	-	-	-
1996	37.22	28.99	51.82	42.85	40.79	32.74	33.49	23.37	45.27	34.10	30.95	20.38	28.93	19.07	34.93	26.58	-	-	-	-
1997	19.02	12.76	29.01	22.56	27.91	21.01	21.44	14.36	13.69	6.58	17.70	10.22	16.04	8.77	16.17	9.33	-	-	-	-
1998	-11.74	-16.32	-17.35	-22.14	-8.85	-13.52	-6.99	-13.00	-2.62	-8.17	-6.25	-11.97	-8.77	-14.37	-0.86	-6.10	-	-	-	-
1999	3.90	-4.03	4.26	-3.11	-0.72	-7.62	-10.71	-18.03	-14.58	-21.22	-4.89	-12.31	10.72	2.87	-2.80	-8.77	-	-	-	-
2000	28.62	14.48	35.45	26.62	31.97	22.63	15.10	4.27	23.50	13.63	8.94	-0.34	35.53	26.40	20.94	12.62	9.16	-1.60	25.60	10.13
2001	7.42	0.53	6.65	-0.79	8.15	-0.36	29.89	19.83	31.87	22.87	23.95	12.06	8.66	1.68	13.72	6.37	102.02	68.36	37.37	10.17
2002	17.32	10.23	-6.29	-12.74	8.56	0.87	17.72	9.63	24.56	16.76	21.76	13.65	-6.15	-12.88	-4.05	-9.61	28.25	11.40	38.50	21.27
2003	33.13	25.76	34.01	24.84	31.30	22.76	43.12	34.99	52.24	43.75	35.92	27.70	25.49	17.22	29.99	21.51	42.73	22.74	84.67	68.53
2004	34.10	27.78	23.28	16.22	19.59	12.99	36.25	29.63	45.01	37.70	32.87	26.03	34.72	26.50	6.40	-8.40	24.91	12.89	7.45	-0.10
2005	15.41	10.76	13.11	6.76	7.40	-0.12	9.27	3.59	16.54	11.76	-0.49	-5.44	14.65	9.12	-2.58	-6.04	-25.95	-33.94	-16.06	-22.82
2006	28.92	24.46	45.22	39.76	28.28	22.08	34.87	29.74	23.83	19.19	30.74	23.65	39.95	34.77	15.35	11.57	14.75	3.87	30.31	19.61
2007	0.38	-3.17	-18.96	-22.01	-33.09	-36.66	-17.68	-20.98	-15.85	-18.80	-0.43	-5.26	-25.43	-28.30	-19.34	-22.24	-38.23	-43.41	-48.79	-54.29
2008	-67.47	-69.38	-41.07	-44.02	-33.99	-39.27	-38.84	-42.23	-60.60	-62.79	-15.09	-20.32	-25.13	-29.33	-20.18	-24.06	-20.02	-30.25	-74.84	-78.24
2009	12.17	4.84	35.55	28.04	34.90	25.34	-1.66	-7.44	62.99	59.53	25.93	16.15	30.40	22.37	40.92	33.33	28.19	11.18	-40.99	-46.15
2010	18.89	13.60	18.41	14.50	8.75	2.82	30.78	25.83	34.64	30.15	37.37	29.32	47.04	41.89	27.02	22.11	21.02	5.04	41.99	33.88
2011	-5.16	-8.74	-0.76	-4.21	2.67	-2.76	-0.73	-4.48	22.00	18.23	0.43	-4.94	15.10	11.63	20.38	15.48	-0.87	-14.41	-11.34	-18.54
2012	31.28	26.89	14.15	10.26	20.81	15.04	25.02	20.40	28.21	24.56	22.46	16.57	6.93	3.62	7.10	3.22	16.38	1.94	42.98	31.06
2013	7.40	4.05	5.57	2.06	5.56	0.80	4.99	1.21	-0.98	-3.95	7.29	1.81	-6.20	-9.48	10.46	6.25	-12.69	-22.92	41.77	31.89
2014	21.00	17.03	25.86	22.06	23.11	17.60	29.96	25.39	32.64	28.46	9.66	3.22	39.62	34.88	46.20	40.62	19.38	6.68	14.46	5.78

**Equity Market Capitalization**  
(Millions of dollars at year end)

Year	<u>All REITs</u>			<u>Equity</u>			<u>Mortgage</u>			<u>Hybrid<sup>1</sup></u>		
	Number of REITs	Market Capitalization	Percent of All REITs	Number of REITs	Market Capitalization	Percent of All REITs	Number of REITs	Market Capitalization	Percent of All REITs	Number of REITs	Market Capitalization	Percent of All REITs
1971	34	1,494.3	22.2	12	332.0	22.2	12	570.8	38.2	10	591.6	39.6
1972	46	1,880.9	20.1	17	377.3	20.1	18	774.7	41.2	11	728.9	38.8
1973	53	1,393.5	24.1	20	336.0	24.1	22	517.3	37.1	11	540.2	38.8
1974	53	712.4	34.0	19	241.9	34.0	22	238.8	33.5	12	231.7	32.5
1975	46	899.7	30.6	12	275.7	30.6	22	312.0	34.7	12	312.0	34.7
1976	62	1,308.0	31.3	27	409.6	31.3	22	415.6	31.8	13	482.8	36.9
1977	69	1,528.1	35.2	32	538.1	35.2	19	398.3	26.1	18	591.6	38.7
1978	71	1,412.4	40.8	33	575.7	40.8	19	340.3	24.1	19	496.4	35.1
1979	71	1,754.0	42.4	32	743.6	42.4	19	377.1	21.5	20	633.3	36.1
1980	75	2,298.6	41.0	35	942.2	41.0	21	509.5	22.2	19	846.8	36.8
1981	76	2,438.9	40.1	36	977.5	40.1	21	541.3	22.2	19	920.1	37.7
1982	66	3,298.6	32.5	30	1,071.4	32.5	20	1,133.4	34.4	16	1,093.8	33.2
1983	59	4,257.2	34.5	26	1,468.6	34.5	19	1,460.0	34.3	14	1,328.7	31.2
1984	59	5,085.3	35.3	25	1,794.5	35.3	20	1,801.3	35.4	14	1,489.4	29.3
1985	82	7,674.0	42.6	37	3,270.3	42.6	32	3,162.4	41.2	13	1,241.2	16.2
1986	96	9,923.6	43.7	45	4,336.1	43.7	35	3,625.8	36.5	16	1,961.7	19.8
1987	110	9,702.4	49.0	53	4,758.5	49.0	38	3,161.4	32.6	19	1,782.4	18.4
1988	117	11,435.2	53.7	56	6,141.7	53.7	40	3,620.8	31.7	21	1,672.6	14.6
1989	120	11,662.2	58.0	56	6,769.6	58.0	43	3,536.3	30.3	21	1,356.3	11.6
1990	119	8,737.1	63.5	58	5,551.6	63.5	43	2,549.2	29.2	18	636.3	7.3
1991	138	12,968.2	67.7	86	8,785.5	67.7	28	2,586.3	19.9	24	1,596.4	12.3
1992	142	15,912.0	70.2	89	11,171.1	70.2	30	2,772.8	17.4	23	1,968.1	12.4
1993	189	32,158.7	81.1	135	26,081.9	81.1	32	3,398.5	10.6	22	2,678.2	8.3
1994	226	44,306.0	87.6	175	38,812.0	87.6	29	2,502.7	5.6	22	2,991.3	6.8
1995	219	57,541.3	86.7	178	49,913.0	86.7	24	3,395.4	5.9	17	4,232.9	7.4
1996	199	88,776.3	88.2	166	78,302.0	88.2	20	4,778.6	5.4	13	5,695.8	6.4
1997	211	140,533.8	91.0	176	127,825.3	91.0	26	7,370.3	5.2	9	5,338.2	3.8
1998	210	138,301.4	91.8	173	126,904.5	91.8	28	4,916.2	3.6	9	6,480.7	4.7
1999	203	124,261.9	95.1	167	118,232.7	95.1	26	4,441.7	3.6	10	1,587.5	1.3
2000	189	138,715.4	96.9	158	134,431.0	96.9	22	2,652.4	1.9	9	1,632.0	1.2
2001	182	154,898.6	95.0	151	147,092.1	95.0	22	3,990.5	2.6	9	3,816.0	2.5
2002	176	161,937.3	93.4	149	151,271.5	93.4	20	7,146.4	4.4	7	3,519.4	2.2
2003	171	224,211.9	91.3	144	204,800.4	91.3	20	14,186.5	6.3	7	5,225.0	2.3
2004	190	305,025.1	89.7	150	273,629.0	89.7	33	24,774.1	8.1	7	6,622.0	2.2
2005	197	330,691.3	91.2	152	301,491.0	91.2	37	23,393.7	7.1	8	5,806.6	1.8
2006	183	438,071.1	91.5	138	400,741.4	91.5	38	29,195.3	6.7	7	8,134.3	1.9
2007	152	312,009.0	92.5	118	288,694.6	92.5	29	19,054.1	6.1	5	4,260.3	1.4
2008	136	191,651.0	92.0	113	176,237.7	92.0	20	14,280.5	7.5	3	1,132.9	0.6
2009	142	271,199.1	91.6	115	248,355.1	91.6	23	22,103.2	8.2	4	740.8	0.3
2010	153	389,295.4	92.2	126	358,908.2	92.2	27	30,387.2	7.8	--	--	--
2011	160	450,500.6	90.5	130	407,528.9	90.5	30	42,971.7	9.5	--	--	--
2012	172	603,415.3	90.2	139	544,414.9	90.2	33	59,000.3	9.8	--	--	--
2013	202	670,334.1	90.7	161	608,276.6	90.7	41	62,057.4	9.3	--	--	--
2014	216	907,427.5	93.3	177	846,410.3	93.3	39	61,017.2	6.7	--	--	--

Note:

Market capitalization equals share price multiplied by the number of shares outstanding and does not include Operating Partnership Units.

<sup>1</sup>The FTSE NAREIT Hybrid REIT Index was discontinued on December 17, 2010.

Source: NAREIT®

**REITs in the FTSE NAREIT All REITs Index and S&P Equity Indexes**

December 31, 2014

Number of REITs	Company	Ticker Symbol	Investment Sector	Property Subsector	Equity Market Capitalization (\$M) <sup>1</sup>				
					S&P REITs	FTSE NAREIT All REITs	Percent of Sector	Percent of S&P REITs	% of FTSE NAREIT All REITs
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
<b>Summary by Investment Sector, Property Sector and Property Subsector</b>									
36	<b>Industrial/Office</b>				<b>101,157.5</b>	<b>139,252.6</b>		<b>15.06</b>	<b>15.35</b>
22	Office				63,126.3	89,090.9		9.40	9.82
8	Industrial				23,440.8	32,613.4		3.49	3.59
6	Mixed				14,590.4	17,548.3		2.17	1.93
37	<b>Retail</b>				<b>166,963.0</b>	<b>209,568.2</b>		<b>24.86</b>	<b>23.09</b>
21	Shopping Centers				45,701.3	66,437.3		6.80	7.32
9	Regional Malls				104,408.9	110,769.9		15.54	12.21
7	Free Standing				16,852.9	32,361.0		2.51	3.57
21	<b>Residential</b>				<b>99,962.5</b>	<b>110,262.0</b>		<b>14.88</b>	<b>12.15</b>
18	Apartments				99,962.5	102,808.7		14.88	11.33
3	Manufactured Homes				0.0	7,453.3		0.00	0.82
34	Diversified				45,619.8	92,871.5		6.79	10.23
19	Lodging/Resorts				31,761.7	55,322.0		4.73	6.10
4	Self Storage				41,647.5	45,242.0		6.20	4.99
17	Health Care				86,358.1	96,136.4		12.86	10.59
5	Timber				31,580.4	31,954.3		4.70	3.52
2	Infrastructure				65,498.4	65,801.3		9.75	7.25
39	<b>Mortgage REITs</b>				<b>1,173.1</b>	<b>61,017.2</b>		<b>0.17</b>	<b>6.72</b>
27	Home Financing				1,173.1	46,842.3		0.17	5.16
12	Commercial Financing				0.0	14,174.9		0.00	1.56
216	<b>Industry Totals</b>				<b>671,722.1</b>	<b>907,427.5</b>		<b>100.00</b>	<b>100.00</b>
<b>Distribution of REITs by S&amp;P Index</b>									
21	S&P 500 Large Cap					450,186		67.02	49.61
31	S&P 400 Mid Cap					160,341		23.87	17.67
34	S&P 600 Small Cap					61,195		9.11	6.74
86	<b>Total S&amp;P REITs</b>					<b>671,722.1</b>		<b>100.00</b>	<b>74.02</b>

**REITs in the FTSE NAREIT All REITs Index and S&P Equity Indexes**

December 31, 2014

**Summary of REITs in S&P Equity Indexes**

	<u>Equity Market Cap (\$M)</u>
<b>S&amp;P 500 Constituents</b>	
1 Simon Property Group	57,239.8
2 American Tower Corp	39,206.9
3 Public Storage	31,912.6
4 Crown Castle Intl Corp	26,291.5
5 Equity Residential	25,861.6
6 General Growth Properties	24,857.9
7 Healthcare REIT	24,795.1
8 Vornado Realty	21,910.9
9 ProLogis	21,438.6
10 Avalonbay Communities	21,434.6
11 Ventas Inc	21,096.2
12 HCP	20,167.6
13 Boston Property	19,514.5
14 Weyerhaeuser	18,787.0
15 Host Hotels & Resorts	17,972.7
16 Macerich	13,174.3
17 Essex Prop Trust	13,116.1
18 Kimco Realty Cp	10,334.0
19 Iron Mountain	8,097.5
20 Plum Creek Timber Co	7,570.0
21 Apartment Inv Management	5,407.0
<b>21 Subtotal</b>	<b>450,186.2</b>
<b>S&amp;P 400 Mid Cap Constituents</b>	
1 SL Green Realty	11,487.4
2 Realty Income	10,564.3
3 Federal Realty Invs	9,037.7
4 UDR	7,865.8
5 Duke Realty Corp	6,891.5
6 Extra Space Storage	6,790.7
7 Camden Property	6,379.7
8 Alexandria Real Estate Equity	6,338.5
9 Regency Centers	5,947.1
10 Kilroy Realty	5,808.3
11 Mid-America Apartment Comm	5,620.0
12 Liberty Property Trust	5,557.8
13 National Retail Properties	5,134.9
14 Omega Healthcare Investors	4,978.6
15 Taubman Centers	4,866.3
16 Hospitality Properties Trust	4,637.8
17 Senior Housing Properties Trust	4,504.3
18 American Campus Communities	4,327.6
19 Weingarten Realty Investors	4,268.9
20 BioMed Realty Trust	4,252.9
21 LaSalle Hotel Properties	4,207.4
22 Corrections Corp of America	4,204.6
23 Highwoods Prop	4,041.4
24 Home Properties	3,728.9
25 Tanger Factory Outlet Center	3,542.5
26 Rayonier	3,523.8
27 Equity One Inc	3,140.2
28 Washington Prime Group	2,671.9
29 Corporate Office Properties	2,624.8
30 Potlatch Corp. REIT	1,699.6
31 Mack Cali Realty	1,696.1
<b>31 Subtotal</b>	<b>160,341.1</b>
<b>S&amp;P 600 Small Cap Constituents</b>	
1 EPR Properties	3,293.7
2 Post Properties	3,185.1
3 Geo Group	2,992.6
4 Sovran Self Storage	2,944.3
5 Diamondrock Hospitality	2,901.8
6 Healthcare Realty Trust	2,662.6
7 Lexington Realty Trust	2,539.6
8 Cousins Property	2,472.5
9 Kite Realty Group Trust	2,383.7
10 Medical Properties Trust	2,376.3
11 PS Business Parks	2,141.2
12 Acadia Realty	2,055.8
13 Parkway Properties	2,043.5
14 Chesapeake Lodging Trust	2,042.0
15 Eastgroup Properties	2,002.2
16 American Assets Trust Inc.	1,736.3
17 Education Realty Trust	1,701.6
18 Sabra Health Care REIT	1,644.9
19 Aviv REIT	1,626.2
20 Government Properties Income Trust	1,617.1
21 Pennsylvania Real Estate Investment Trust	1,598.7
22 Retail Opportunity	1,561.0
23 LTC Properties	1,500.2
24 Associated Estates Realty	1,334.6
25 Franklin Street Properties	1,229.3
26 Saul Centers	1,189.6
27 Capstead Mortgage	1,173.1
28 Inland Real Estate	1,088.9
29 CoreSite Realty	844.6
30 Universal Health Rlty Income	618.8
31 Getty Realty	608.1
32 Cedar Realty Trust	580.7
33 Urstadt Biddle Pptys	571.3
34 Agree Realty	545.6
<b>34 CareTrust REIT</b>	<b>60,807.5</b>
<b>86 Total</b>	<b>671,334.8</b>

**REITs in the FTSE NAREIT All REITs Index and S&P Equity Indexes**

December 31, 2014

Property Sector: Industrial/Office									
1	Boston Property	BXP	Equity	Office	S&P 500	19,514.5	21.90	2.91	2.15
2	SL Green Realty	SLG	Equity	Office	S&P 400	11,487.4	12.89	1.71	1.27
3	Alexandria Real Estate Equity	ARE	Equity	Office	S&P 400	6,338.5	7.11	0.94	0.70
4	Kilroy Realty	KRC	Equity	Office	S&P 400	5,808.3	6.52	0.86	0.64
5	BioMed Realty Trust	BMR	Equity	Office	S&P 400	4,252.9	4.77	0.63	0.47
6	Douglas Emmett	DEI	Equity	Office		4,100.1	4.60		0.45
7	Highwoods Prop	HIW	Equity	Office	S&P 400	4,041.4	4.54	0.60	0.45
8	Paramount Group	PGRE	Equity	Office		3,939.2	4.42		0.43
9	Equity Commonwealth	EQC	Equity	Office		3,308.1	3.71		0.36
10	Columbia Property Trust Inc	CXP	Equity	Office		3,164.4	3.55		0.35
11	Piedmont Office Realty Trust Cl A	PDM	Equity	Office		2,906.8	3.26		0.32
12	Brandywine Rlty	BDN	Equity	Office		2,859.5	3.21		0.32
13	Corporate Office Properties	OFC	Equity	Office	S&P 400	2,624.8	2.95	0.39	0.29
14	Cousins Property	CUZ	Equity	Office	S&P 600	2,472.5	2.78	0.37	0.27
15	Parkway Properties	PKY	Equity	Office	S&P 600	2,043.5	2.29	0.30	0.23
16	Hudson Pacific Properties	HPP	Equity	Office		2,014.4	2.26		0.22
17	Empire State Realty Trust	ESRT	Equity	Office		1,783.4	2.00		0.20
18	NEW YORK REIT INC	NYRT	Equity	Office		1,730.8	1.94		0.19
19	Mack Cali Realty	CLI	Equity	Office	S&P 400	1,696.1	1.90	0.25	0.19
20	Government Properties Income Trust	GOV	Equity	Office	S&P 600	1,617.1	1.82	0.24	0.18
21	Franklin Street Properties	FSP	Equity	Office	S&P 600	1,229.3	1.38	0.18	0.14
22	City Office REIT	CIO	Equity	Office		157.9	0.18		0.02
<b>22</b>	<b>Subsector Totals</b>					<b>89,090.9</b>	<b>100.00</b>	<b>9.40</b>	<b>9.82</b>
<b>12</b>	<b>S&amp;P Subsector Total</b>					<b>63,126.3</b>			
Property Sector: Industrial									
1	Prologis	PLD	Equity	Industrial	S&P 500	21,438.6	65.74	3.19	2.36
2	DCT Industrial Trust	DCT	Equity	Industrial		3,140.5	9.63		0.35
3	First Industrial Realty Trust	FR	Equity	Industrial		2,260.8	6.93		0.25
4	Eastgroup Properties	EGP	Equity	Industrial	S&P 600	2,002.2	6.14	0.30	0.22
5	STAG Industrial	STAG	Equity	Industrial		1,578.7	4.84		0.17
6	Terreno Realty	TRNO	Equity	Industrial		884.4	2.71		0.10
7	Rexford Industrial Realty	REXR	Equity	Industrial		683.0	2.09		0.08
8	Monmouth REIT Cl A	MNR	Equity	Industrial		625.3	1.92		0.07
<b>8</b>	<b>Subsector Totals</b>					<b>32,613.4</b>	<b>100.00</b>	<b>3.49</b>	<b>3.59</b>
<b>2</b>	<b>S&amp;P Subsector Total</b>					<b>23,440.8</b>			
Property Sector: Mixed									
1	Duke Realty Corp	DRE	Equity	Mixed	S&P 400	6,891.5	39.27	1.03	0.76
2	Liberty Property Trust	LPT	Equity	Mixed	S&P 400	5,557.8	31.67	0.83	0.61
3	PS Business Parks	PSB	Equity	Mixed	S&P 600	2,141.2	12.20	0.32	0.24
4	Chambers Street Properties	CSG	Equity	Mixed		1,906.8	10.87		0.21
5	First Potomac Realty Trust	FPO	Equity	Mixed		726.1	4.14		0.08
6	Gladstone Commercial	GOOD	Equity	Mixed		325.0	1.85		0.04
<b>6</b>	<b>Subsector Totals</b>					<b>17,548.3</b>	<b>100.00</b>	<b>2.17</b>	<b>1.93</b>
<b>3</b>	<b>S&amp;P Subsector Total</b>					<b>14,590.4</b>			
<b>36</b>	<b>Sector Totals</b>					<b>139,252.6</b>		<b>15.06</b>	<b>15.35</b>
<b>17</b>	<b>S&amp;P Sector Total</b>					<b>101,157.5</b>			
Property Sector: Retail									
1	Kimco Realty Cp	KIM	Equity	Shopping Centers	S&P 500	10,334.0	15.55	1.54	1.14
2	Federal Realty Invs	FRT	Equity	Shopping Centers	S&P 400	9,037.7	13.60	1.35	1.00
3	Brixmor Property Group	BRX	Equity	Shopping Centers		7,366.0	11.09		0.81
4	DDR Corp	DDR	Equity	Shopping Centers		6,595.3	9.93		0.73
5	Regency Centers	REG	Equity	Shopping Centers	S&P 400	5,947.1	8.95	0.89	0.66
6	Weingarten Realty Investors	WRI	Equity	Shopping Centers	S&P 400	4,268.9	6.43	0.64	0.47
7	Retail Properties of America	RPAI	Equity	Shopping Centers		3,948.3	5.94		0.44
8	Tanger Factory Outlet Center	SKT	Equity	Shopping Centers	S&P 400	3,542.5	5.33	0.53	0.39
9	Equity One Inc	EQY	Equity	Shopping Centers	S&P 400	3,140.2	4.73	0.47	0.35
10	Kite Realty Group Trust	KRG	Equity	Shopping Centers	S&P 600	2,383.7	3.59	0.35	0.26
11	Acadia Realty	AKR	Equity	Shopping Centers	S&P 600	2,055.8	3.09	0.31	0.23
12	Retail Opportunity	ROIC	Equity	Shopping Centers	S&P 600	1,561.0	2.35	0.23	0.17
13	Ramco-Gershenson Properties	RPT	Equity	Shopping Centers		1,447.3	2.18		0.16
14	Saul Centers	BFS	Equity	Shopping Centers	S&P 600	1,189.6	1.79	0.18	0.13
15	Inland Real Estate	IRC	Equity	Shopping Centers	S&P 600	1,088.9	1.64	0.16	0.12
16	Excel Trust	EXL	Equity	Shopping Centers		818.4	1.23		0.09
17	Cedar Realty Trust	CDR	Equity	Shopping Centers	S&P 600	580.7	0.87	0.09	0.06
18	Urstadt Biddle Pptyys	UBA	Equity	Shopping Centers	S&P 600	571.3	0.86	0.09	0.06
19	AmREIT	AMRE	Equity	Shopping Centers		520.9	0.78		0.06
20	Wheeler Real Estate Investment Trust Inc	WHLR	Equity	Shopping Centers		29.3	0.04		0.00
21	Roberts Realty	RPI	Equity	Shopping Centers		10.6	0.02		0.00
<b>21</b>	<b>Subsector Totals</b>					<b>66,437.3</b>	<b>100.00</b>	<b>6.80</b>	<b>7.32</b>
<b>13</b>	<b>S&amp;P Subsector Total</b>					<b>45,701.3</b>			
Property Sector: Regional Malls									
1	Simon Property Group	SPG	Equity	Regional Malls	S&P 500	57,239.8	51.67	8.52	6.31
2	General Growth Properties	GGP	Equity	Regional Malls	S&P 500	24,857.9	22.44	3.70	2.74
3	Macerich	MAC	Equity	Regional Malls	S&P 500	13,174.3	11.89	1.96	1.45
4	Taubman Centers	TCO	Equity	Regional Malls	S&P 400	4,866.3	4.39	0.72	0.54
5	CBL & Associates Properties	CBL	Equity	Regional Malls		3,299.6	2.98		0.36
6	Washington Prime Group	WPG	Equity	Regional Malls	S&P 400	2,671.9	2.41	0.40	0.29
7	Glimcher Realty Trust	GRT	Equity	Regional Malls		1,992.8	1.80		0.22
8	Pennsylvania Real Estate Investment Trust	PEI	Equity	Regional Malls	S&P 600	1,598.7	1.44	0.24	0.18
9	Rouse Properties	RSE	Equity	Regional Malls		1,068.6	0.96		0.12
<b>9</b>	<b>Subsector Totals</b>					<b>110,769.9</b>	<b>100.00</b>	<b>15.54</b>	<b>12.21</b>
<b>6</b>	<b>S&amp;P Subsector Total</b>					<b>104,408.9</b>			
Property Sector: Free Standing									
1	Realty Income	O	Equity	Free Standing	S&P 400	10,564.3	32.65	1.57	1.16
2	American Realty Capital Prop	ARCP	Equity	Free Standing		8,370.0	25.86		0.92
3	National Retail Properties	NNN	Equity	Free Standing	S&P 400	5,134.9	15.87	0.76	0.57
4	Spirit Realty Capital	SRC	Equity	Free Standing		4,741.2	14.65		0.52
5	Store Capital REIT	STOR	Equity	Free Standing		2,396.9	7.41		0.26
6	Getty Realty	GTY	Equity	Free Standing	S&P 600	608.1	1.88	0.09	0.07
7	Agree Realty	ADC	Equity	Free Standing	S&P 600	545.6	1.69	0.08	0.06
<b>7</b>	<b>Subsector Totals</b>					<b>32,361.0</b>	<b>100.00</b>	<b>2.51</b>	<b>3.57</b>
<b>4</b>	<b>S&amp;P Subsector Total</b>					<b>16,852.9</b>			
<b>37</b>	<b>Sector Totals</b>					<b>209,568.2</b>		<b>24.86</b>	<b>23.09</b>
<b>23</b>	<b>S&amp;P Sector Total</b>					<b>166,963.0</b>			

**REITs in the FTSE NAREIT All REITs Index and S&P Equity Indexes**

December 31, 2014

Property Sector: Residential									
1	Equity Residential	EQR	Equity	Apartments	S&P 500	25,861.6	25.16	3.85	2.85
2	Avalonbay Communities	AVB	Equity	Apartments	S&P 500	21,434.6	20.85	3.19	2.36
3	Essex Prop Trust	ESS	Equity	Apartments	S&P 500	13,116.1	12.76	1.95	1.45
4	UDR	UDR	Equity	Apartments	S&P 400	7,865.8	7.65	1.17	0.87
5	Camden Property	CPT	Equity	Apartments	S&P 400	6,379.7	6.21	0.95	0.70
6	Mid-America Apartment Comm	MAA	Equity	Apartments	S&P 400	5,620.0	5.47	0.84	0.62
7	Apartment Inv Management	AIV	Equity	Apartments	S&P 500	5,407.0	5.26	0.80	0.60
8	American Campus Communities	ACC	Equity	Apartments	S&P 400	4,327.6	4.21	0.64	0.48
9	Home Properties	HME	Equity	Apartments	S&P 400	3,728.9	3.63	0.56	0.41
10	Post Properties	PPS	Equity	Apartments	S&P 600	3,185.1	3.10	0.47	0.35
11	Education Realty Trust	EDR	Equity	Apartments	S&P 600	1,701.6	1.66	0.25	0.19
12	Monogram Residential Trust Inc	MORE	Equity	Apartments		1,521.4	1.48		0.17
13	Associated Estates Realty	AEC	Equity	Apartments	S&P 600	1,334.6	1.30	0.20	0.15
14	Campus Crest Communities	CCG	Equity	Apartments		471.9	0.46		0.05
15	Independence Realty Trust	IRT	Equity	Apartments		296.1	0.29		0.03
16	Trade Street Residential	TSRE	Equity	Apartments		282.4	0.27		0.03
17	Preferred Apartment Communities	APTS	Equity	Apartments		180.8	0.18		0.02
18	Bluerock Residential Growth REIT	BRG	Equity	Apartments		93.6	0.09		0.01
<b>18</b>	<b>Subsector Totals</b>					<b>102,808.7</b>	<b>100.00</b>	<b>14.88</b>	<b>11.33</b>
<b>12</b>	<b>S&amp;P Subsector Total</b>					<b>99,962.5</b>			
1	Equity Lifestyle Properties	ELS	Equity	Manufactured Homes		4,325.0	58.03		0.48
2	Sun Communities	SUI	Equity	Manufactured Homes		2,902.7	38.95		0.32
3	UMH Properties	UMH	Equity	Manufactured Homes		225.6	3.03		0.02
<b>3</b>	<b>Subsector Totals</b>					<b>7,453.3</b>	<b>100.00</b>	<b>0.00</b>	<b>0.82</b>
<b>0</b>	<b>S&amp;P Subsector Total</b>					<b>0.0</b>			
<b>21</b>	<b>Sector Totals</b>					<b>110,262.0</b>		<b>14.88</b>	<b>12.15</b>
<b>12</b>	<b>S&amp;P Sector Total</b>					<b>99,962.5</b>			
Property Sector: Diversified									
1	Vornado Realty	VNO	Equity		S&P 500	21,910.9	23.59	3.26	2.41
2	Digital Realty Trust	DLR	Equity			8,973.4	9.66		0.99
3	Iron Mountain	IRM	Equity		S&P 500	8,097.5	8.72	1.21	0.89
4	W. P. Carey Inc.	WPC	Equity			7,249.3	7.81		0.80
5	NorthStar Realty Finance	NRF	Equity			4,991.5	5.37		0.55
6	Corrections Corp of America	CXW	Equity		S&P 400	4,204.6	4.53	0.63	0.46
7	American Homes 4 Rent	AMH	Equity			3,557.4	3.83		0.39
8	Gaming & Leisure Properties	GLPI	Equity			3,296.0	3.55		0.36
9	EPR Properties	EPR	Equity		S&P 600	3,293.7	3.55	0.49	0.36
10	Outfront Media	OUT	Equity			3,220.8	3.47		0.35
11	Geo Group	GEO	Equity		S&P 600	2,992.6	3.22	0.45	0.33
12	Lexington Realty Trust	LXP	Equity		S&P 600	2,539.6	2.73	0.38	0.28
13	Alexanders Inc	ALX	Equity			2,221.1	2.39		0.24
14	DuPont Fabros Technology	DFT	Equity			2,182.4	2.35		0.24
15	Washington Real Estate Inv	WRE	Equity			1,843.0	1.98		0.20
16	American Assets Trust Inc.	AAT	Equity		S&P 600	1,736.3	1.87	0.26	0.19
17	Select Income REIT	SIR	Equity			1,462.0	1.57		0.16
18	Gramercy Property Trust	GPT	Equity			1,288.6	1.39		0.14
19	CyrusOne	CONE	Equity			1,062.4	1.14		0.12
20	Starwood Waypoint Residential Trust	SWAY	Equity			996.2	1.07		0.11
21	QTS Realty Trust	QTS	Equity			975.0	1.05		0.11
22	Investors Real Estate Trust	IRET	Equity			936.4	1.01		0.10
23	CoreSite Realty	COR	Equity		S&P 600	844.6	0.91	0.13	0.09
24	Silver Bay Realty Trust	SBY	Equity			618.9	0.67		0.07
25	Winthrop Realty Trust	FUR	Equity			567.4	0.61		0.06
26	American Residential Properties	ARPI	Equity			564.7	0.61		0.06
27	One Liberty	OLP	Equity			383.7	0.41		0.04
28	Whitestone REIT	WSR	Equity			343.2	0.37		0.04
29	Armada Hoffer Properties	AHH	Equity			237.4	0.26		0.03
30	BRT Realty Trust	BRT	Equity			99.8	0.11		0.01
31	Gladstone Land	LAND	Equity			82.2	0.09		0.01
32	Farmland Partners REIT	FPI	Equity			80.5	0.09		0.01
33	HMG/Courtland Properties	HMG	Equity			12.5	0.01		0.00
34	Gyrodne Amer	GYRO	Equity			6.1	0.01		0.00
<b>34</b>	<b>Sector Totals</b>					<b>92,871.5</b>	<b>100.00</b>	<b>6.79</b>	<b>10.23</b>
<b>8</b>	<b>S&amp;P Sector Total</b>					<b>45,619.8</b>			
Property Sector: Lodging/Resorts									
1	Host Hotels & Resorts	HST	Equity		S&P 500	17,972.7	32.49	2.68	1.98
2	Hospitality Properties Trust	HPT	Equity		S&P 400	4,637.8	8.38	0.69	0.51
3	RLJ Lodging Trust	RLJ	Equity			4,429.4	8.01		0.49
4	LaSalle Hotel Properties	LHO	Equity		S&P 400	4,207.4	7.61	0.63	0.46
5	Strategic Hotels & Resorts	BEE	Equity			3,537.5	6.39		0.39
6	Sunstone Hotel Investors	SHO	Equity			3,391.7	6.13		0.37
7	Pebblebrook Hotel Trust	PEB	Equity			3,237.2	5.85		0.36
8	Diamondrock Hospitality	DRH	Equity		S&P 600	2,901.8	5.25	0.43	0.32
9	Ryman Hospitality Properties	RHP	Equity			2,664.8	4.82		0.29
10	Chesapeake Lodging Trust	CHSP	Equity		S&P 600	2,042.0	3.69	0.30	0.23
11	Hersha Hospitality Trust	HT	Equity			1,424.0	2.57		0.16
12	FelCor Lodging	FCH	Equity			1,346.9	2.43		0.15
13	Summit Hotel Properties	INN	Equity			1,060.2	1.92		0.12
14	Chatham Lodging Trust	CLDT	Equity			984.9	1.78		0.11
15	Ashford Hospitality Trust	AHT	Equity			937.4	1.69		0.10
16	Ashford Hospitality Prime	AHP	Equity			434.6	0.79		0.05
17	Sotherly Hotels Inc	SOHO	Equity			79.3	0.14		0.01
18	Innsuites Hospitality Tr	IHT	Equity			21.7	0.04		0.00
19	Supertel Hospitality	SPPR	Equity			10.8	0.02		0.00
<b>19</b>	<b>Sector Totals</b>					<b>55,322.0</b>	<b>100.00</b>	<b>4.73</b>	<b>6.10</b>
<b>5</b>	<b>S&amp;P Sector Total</b>					<b>31,761.7</b>			
Property Sector: Self Storage									
1	Public Storage	PSA	Equity		S&P 500	31,912.6	70.54	4.75	3.52
2	Extra Space Storage	EXR	Equity		S&P 400	6,790.7	15.01	1.01	0.75
3	CubeSmart	CUBE	Equity			3,594.5	7.95		0.40
4	Sovran Self Storage	SSS	Equity		S&P 600	2,944.3	6.51	0.44	0.32
<b>4</b>	<b>Sector Totals</b>					<b>45,242.0</b>	<b>100.00</b>	<b>6.20</b>	<b>4.99</b>
<b>3</b>	<b>S&amp;P Sector Total</b>					<b>41,647.5</b>			

**REITs in the FTSE NAREIT All REITs Index and S&P Equity Indexes**

December 31, 2014

Property Sector: Health Care									
1	Healthcare REIT	HCN	Equity	S&P 500	24,795.1	25.79	3.69		2.73
2	Ventas Inc	VTR	Equity	S&P 500	21,096.2	21.94	3.14		2.32
3	HCP	HCP	Equity	S&P 500	20,167.6	20.98	3.00		2.22
4	Omega Healthcare Investors	OHI	Equity	S&P 400	4,978.6	5.18	0.74		0.55
5	Senior Housing Properties Trust	SNH	Equity	S&P 400	4,504.3	4.69	0.67		0.50
6	Healthcare Trust Of America Inc	HTA	Equity		3,326.4	3.46			0.37
7	Healthcare Realty Trust	HR	Equity	S&P 600	2,662.6	2.77	0.40		0.29
8	National Health Investors	NHI	Equity		2,582.1	2.69			0.28
9	Medical Properties Trust	MPW	Equity	S&P 600	2,376.3	2.47	0.35		0.26
10	American Realty Capital Healthcare Trust	HCT	Equity		2,014.7	2.10			0.22
11	Sabra Health Care REIT	SBRA	Equity	S&P 600	1,644.9	1.71	0.24		0.18
12	Aviv REIT	AVIV	Equity	S&P 600	1,626.2	1.69	0.24		0.18
13	LTC Properties	LTC	Equity	S&P 600	1,500.2	1.56	0.22		0.17
14	New Senior Investment Group	SNR	Equity		1,092.3	1.14			0.12
15	Physicians Realty Trust	DOC	Equity		762.8	0.79			0.08
16	Universal Health Rty Income	UHT	Equity	S&P 600	618.8	0.64	0.09		0.07
17	CareTrust REIT	CTRE	Equity	S&P 600	387.3	0.40	0.06		0.04
<b>17</b>	<b>Sector Totals</b>				<b>96,136.4</b>	<b>100.00</b>	<b>12.86</b>		<b>10.59</b>
<b>12</b>	<b>S&amp;P Sector Total</b>				<b>86,358.1</b>				
Property Sector: Timber									
1	Weyerhaeuser	WY	Equity	S&P 500	18,787.0	58.79	2.80		2.07
2	Plum Creek Timber Co	PCL	Equity	S&P 500	7,570.0	23.69	1.13		0.83
3	Rayonier	RYN	Equity	S&P 400	3,523.8	11.03	0.52		0.39
4	Potlatch Corp. REIT	PCH	Equity	S&P 400	1,699.6	5.32	0.25		0.19
5	CatchMark Timber Trust	CTT	Equity		373.9	1.17			0.04
<b>5</b>	<b>Sector Totals</b>				<b>31,954.3</b>	<b>100.00</b>	<b>4.70</b>		<b>3.52</b>
<b>4</b>	<b>S&amp;P Sector Total</b>				<b>31,580.4</b>				
Property Sector: Infrastructure									
1	American Tower Corp	AMT	Equity	S&P 500	39,206.9	59.58	5.84		4.32
2	Crown Castle Intl Corp	CCI	Equity	S&P 500	26,291.5	39.96	3.91		2.90
3	CorEnergy Infrastructure Trust	CORR	Equity		289.3	0.44			0.03
4	Power REIT	PW	Equity		13.6	0.02			0.00
<b>4</b>	<b>Sector Totals</b>				<b>65,801.3</b>	<b>100.00</b>	<b>9.75</b>		<b>7.25</b>
<b>2</b>	<b>S&amp;P Sector Total</b>				<b>65,498.4</b>				
Investment Sector: Mortgage									
1	Annaly Capital Management	NLY	Mortgage	Home Financing	10,239.8	21.86			1.13
2	American Capital Agency Corp.	AGNC	Mortgage	Home Financing	7,775.8	16.60			0.86
3	Two Harbors Investment	TWO	Mortgage	Home Financing	3,659.8	7.81			0.40
4	Chimera Investment	CIM	Mortgage	Home Financing	3,266.0	6.97			0.36
5	MFA Financial	MFA	Mortgage	Home Financing	2,926.0	6.25			0.32
6	Invesco Mortgage Capital	IVR	Mortgage	Home Financing	1,902.7	4.06			0.21
7	New Residential Investment Corp.	NRZ	Mortgage	Home Financing	1,800.3	3.84			0.20
8	Hatteras Financial	HTS	Mortgage	Home Financing	1,780.6	3.80			0.20
9	Redwood Trust	RWT	Mortgage	Home Financing	1,634.5	3.49			0.18
10	PennyMac Mortgage Investment Trust	PMT	Mortgage	Home Financing	1,560.4	3.33			0.17
11	CYS Investments	CYS	Mortgage	Home Financing	1,409.7	3.01			0.16
12	ARMOUR Residential REIT	ARR	Mortgage	Home Financing	1,315.8	2.81			0.14
13	Capstead Mortgage	CMO	Mortgage	Home Financing	1,173.1	2.50	0.17		0.13
14	Altisource Residential	RESI	Mortgage	Home Financing	1,108.0	2.37			0.12
15	American Capital Mortgage Investment	MTGE	Mortgage	Home Financing	965.6	2.06			0.11
16	New York Mortgage Trust	NYMT	Mortgage	Home Financing	799.4	1.71			0.09
17	Western Asset Mortgage Capital	WMC	Mortgage	Home Financing	613.3	1.31			0.07
18	Anworth Mortgage Asset	ANH	Mortgage	Home Financing	594.7	1.27			0.07
19	AG Mortgage Investment Trust	MITT	Mortgage	Home Financing	526.9	1.12			0.06
20	Apollo Residential Mortgage	AMTG	Mortgage	Home Financing	505.2	1.08			0.06
21	Dynex Capital	DX	Mortgage	Home Financing	449.0	0.96			0.05
22	Five Oaks Investment Corp	OAKS	Mortgage	Home Financing	158.9	0.34			0.02
23	Ellington Residential Mortgage REIT	EARN	Mortgage	Home Financing	148.6	0.32			0.02
24	Cherry Hill Mortgage Investment	CHMI	Mortgage	Home Financing	138.7	0.30			0.02
25	ZAIS Financial Corp	ZFC	Mortgage	Home Financing	137.5	0.29			0.02
26	Orchid Island Capital	ORC	Mortgage	Home Financing	127.2	0.27			0.01
27	JAVELIN Mortgage Investment	JMI	Mortgage	Home Financing	124.4	0.27			0.01
<b>27</b>	<b>Subsector Totals</b>				<b>46,842.3</b>	<b>100.00</b>	<b>0.17</b>		<b>5.16</b>
<b>1</b>	<b>S&amp;P Subsector Total</b>				<b>1,173.1</b>				
1	Starwood Property Trust Inc.	STWD	Mortgage	Commercial Financing	5,145.0	36.30			0.57
2	Colony Financial	CLNY	Mortgage	Commercial Financing	2,610.9	18.42			0.29
3	Blackstone Mortgage Trust	BXMT	Mortgage	Commercial Financing	1,680.8	11.86			0.19
4	iStar Financial	STAR	Mortgage	Commercial Financing	1,165.5	8.22			0.13
5	Apollo Commercial Real Estate Finance	ARI	Mortgage	Commercial Financing	766.4	5.41			0.08
6	Resource Capital	RSO	Mortgage	Commercial Financing	663.8	4.68			0.07
7	RAIT Financial Trust	RAS	Mortgage	Commercial Financing	631.2	4.45			0.07
8	Hannon Armstrong Sustainable Infrastructure Capital	HASI	Mortgage	Commercial Financing	389.2	2.75			0.04
9	Arbor Realty Trust	ABR	Mortgage	Commercial Financing	339.4	2.39			0.04
10	Ares Commercial Real Estate	ACRE	Mortgage	Commercial Financing	326.9	2.31			0.04
11	Newcastle Invst Corp	NCT	Mortgage	Commercial Financing	298.1	2.10			0.03
12	Owens Realty Mortgage Inc	ORM	Mortgage	Commercial Financing	157.8	1.11			0.02
<b>12</b>	<b>Subsector Totals</b>				<b>14,174.9</b>	<b>100.00</b>	<b>0.00</b>		<b>1.56</b>
<b>0</b>	<b>S&amp;P Subsector Total</b>				<b>0.0</b>				
<b>39</b>	<b>Sector Totals</b>				<b>61,017.2</b>		<b>0.17</b>		<b>6.72</b>
<b>1</b>	<b>S&amp;P Sector Total</b>				<b>1,173.1</b>				
<b>21</b>	<b>S&amp;P 500 Large Cap</b>				<b>450,186.2</b>		<b>67.02</b>		<b>49.61</b>
<b>31</b>	<b>S&amp;P 400 Mid Cap</b>				<b>160,341.1</b>		<b>23.87</b>		<b>17.67</b>
<b>34</b>	<b>S&amp;P 600 Small Cap</b>				<b>61,194.8</b>		<b>9.11</b>		<b>6.74</b>
<b>87</b>	<b>S&amp;P Index Total</b>				<b>671,722.1</b>		<b>100.00</b>		<b>74.02</b>
<b>216</b>	<b>Industry Total</b>				<b>907,427.5</b>				<b>100.00</b>

<sup>1</sup> Equity market capitalization does not include operating partnership units or preferred stock.



**U.S. REIT Merger and Acquisition Activity**  
Enterprise Value in Millions of Dollars  
(2004 - 2014)

Year	Acquiror	Target	Acquiror Type	Enterprise Value	Announced	Completed	Status	
<b>2004</b>	Ventas, Inc.	ElderTrust	Public REIT	191	19-Nov-03	5-Feb-04	Completed	
	Aslan Realty Partners, LLC	Great Lakes REIT	Private Real Estate Company	252	21-Jan-04	27-Apr-04	Completed	
	ProLogis/Eaton Vance Corporation	Keystone Property Trust	Public REIT/Investment Advisor	729	3-May-04	4-Aug-04	Completed	
	Simon Property Group	Chelsea Property Group	Public REIT	3,000	21-Jun-04	14-Oct-04	Completed	
	General Growth Properties, Inc.	The Rouse Company	Public REIT	7,000	19-Aug-04	12-Nov-04	Completed	
	PL Retail LLC (Kimco Realty & DRA Advisors)	Price Legacy Corporation	Public REIT/Investment Advisor	3,500	24-Aug-04	21-Dec-04	Completed	
	<b>Total Public to Public</b>				14,420	98%		
<b>Total Public to Private</b>				252	2%			
<b>Total</b>				<b>14,672</b>				
<b>2005</b>	Camden Property Trust	Summit Property Group	Public REIT	1,100	24-Oct-04	28-Feb-05	Completed	
	iStar Financial, Inc.	Falcon Financial Investment Trust	Public REIT	120	20-Jan-05	2-Mar-05	Completed	
	Colonial Properties Trust	Cornerstone Realty Income Trust	Public REIT	566	25-Oct-04	1-Apr-05	Completed	
	Centro Properties Limited	Kramont Realty Trust	Australian LPT	120			Completed	
	The Lightstone Group	Prime Group Realty Trust	Private Real Estate Company	1,500	17-Feb-05	1-Jul-05	Completed	
	ProLogis	Catellus Development Corporation	Public REIT	3,819	6-Jun-05	15-Sep-05	Completed	
	DRA Advisors LLC	CRT Properties, Inc.	Investment Advisor	890	17-Jun-05		Completed	
	ING Clarion	Gables Residential Trust	Private Equity Joint Venture	4,900	7-Jun-05	30-Sep-05	Completed	
	DRA Advisors LLC	Capital Automotive REIT	Investment Advisor	1,800	2-Sep-05	16-Dec-05	Completed	
	<b>Total Public to Public</b>				5,725	39%		
<b>Total Public to Private</b>				9,090	61%			
<b>Total</b>				<b>14,815</b>				
<b>2006</b>	Brandywine Realty Trust	Prentiss Properties Trust	Public REIT	1,921	3-Oct-05	4-Jan-06	Completed	
	CDP Capital-Financing Inc.	Criimi Mae Inc.	Investment Advisor/Pension Fund	1,700		19-Jan-06	Completed	
	Morgan Stanley Property Fund	AMLI Residential Properties	Investment Advisor/Brokerage Firm	2,100	23-Oct-05	7-Feb-06	Completed	
	Duke Realty Corporation	The Mark Winkler Company	Public REIT	855	2-Mar-06	4-Mar-06	Completed	
	CalEast Industrial Investors	CenterPoint Properties Trust	Real Estate Operating Partnership	2,436	7-Dec-05	8-Mar-06	Completed	
	Morgan Stanley Real Estate and Onex Real Estate	Town and Country Trust	Private Real Estate Joint Venture	1,500	19-Dec-05	31-Mar-06	Completed	
	Kimco Realty Corporation	Atlantic Realty Trust	Public REIT	83	1-Dec-05	31-Mar-06	Completed	
	Host Marriott Corporation	Starwood Hotels and Resorts	Public REIT	4,040	14-Nov-05	7-Apr-06	Completed	
	GE Real Estate, Inc. & Trizec Properties	Arden Realty Trust	Public non-REIT and REIT	3,032	21-Dec-05	2-May-06	Completed	
	Blackstone Group LP	MeriStar Hospitality Corporation	Private Equity Firm	2,600	20-Feb-06	2-May-06	Completed	
	LBA Realty LLC	Bedford Property Investors	Private Real Estate Company	432	10-Feb-06	5-May-06	Completed	
	Spirit Finance Corporation	Sun Capital Partners, Inc. (ShopKo Stores)	Public REIT	815	10-May-06	2-Jun-06	Completed	
	Mack-Cali Realty Corporation	Gale Real Estate Services Corp.	Public REIT	545	16-Feb-06	5-Jun-06	Completed	
	Blackstone Group LP	CarrAmerica Realty Corp.	Private Equity Firm	5,600	6-Mar-06	13-Jul-06	Completed	
	Archstone-Smith	Deutsche WohnAnlage GmbH	Public REIT	649	29-Jun-06	31-Jul-06	Completed	
	Public Storage Inc.	Shurgard Storage Centers Inc.	Public REIT	3,200	7-Mar-06	23-Aug-06	Completed	
	Westmont Hospitality and Cadim Inc. (Braveheart Holding)	Boykin Lodging Company	JV- Public Pension Fund	417	22-May-06	21-Sep-06	Completed	
	Accredited Home Lenders Holding Co.	Aames Investment Corporation	Mortgage Banking Firm	340	14-Sep-06	1-Oct-06	Completed	
	Brookfield Properties Corporation	Trizec Canada, Inc.	Real Estate Operating Company	2,670	5-Jun-06	5-Oct-06	Completed	
	Blackstone Group LP and Brookfield Properties Co.	Trizec Properties, Inc.	JV- Private Equity Firm & REOC	6,500	5-Jun-06	5-Oct-06	Completed	
	Health Care Property Investors	CNL Retirement Properties	Public REIT	5,300	2-May-06	6-Oct-06	Completed	
	Centro Watt	Heritage Property Investment Trust Inc.	JV - Australian LPT & Private Equity Firm	3,200	9-Jul-06	19-Oct-06	Completed	
	Kimco Realty Corporation	Pan Pacific Retail Properties	Public REIT	4,000	10-Jul-06	31-Oct-06	Completed	
	Morguard Corporation	Sizeler Property Investors, Inc.	Canadian REIT	324	7-Aug-06	10-Nov-06	Completed	
	Morgan Stanley	Glenborough Realty Trust, Inc.	Brokerage Firm	1,900	21-Aug-06	29-Nov-06	Completed	
	Health Care REIT	Windrose Medical Properties Trust	Public REIT	877	13-Sep-06	20-Dec-06	Completed	
	Koll/PER LLC	AmeriVest Properties	Real Estate Operating Partnership	273	18-Jul-06	29-Dec-06	Completed	
	Lexington Corporate Properties	Newkirk Realty Trust, Inc.	Public REIT	1,080	25-Jul-06	3-Jan-07	Completed	
	SL Green Realty Corp.	Reckson Associates Realty Corp.	Public REIT	6,000	3-Aug-06	25-Jan-07	Completed	
	Morgan Stanley	Saxon Capital	Brokerage Firm	706	8-Aug-06	4-Dec-06	Completed	
	Babcock & Brown Real Estate Investments	BNP Residential Properties Inc.	Investment Advisor/Brokerage Firm	766	31-Aug-06	28-Feb-07	Completed	
	Hospitality Properties Trust	TravelCenters of America Inc.	Public REIT	1,900	1-Sep-06	31-Jan-07	Completed	
	Geo Group	CentraCore Properties Trust	Correctional Facility Operator	428	19-Sep-06	24-Jan-07	Completed	
	Crown Castle International Corporation	Global Signal Inc.	Public Tower Company	4,000	16-Oct-06	12-Jan-07	Completed	
	Developers Diversified Realty Corp.	Inland Retail Real Estate Trust, Inc.	Public REIT	6,200	23-Oct-06	27-Feb-07	Completed	
	Record Realty Trust	Government Properties Trust, Inc.	Australian LPT	223	24-Oct-06	13-Apr-07	Completed	
	GE Capital Solutions	Trustreet Properties, Inc.	Financial Lending Company	3,000	30-Oct-06	27-Feb-07	Completed	
	JP Morgan-Special Situation Property Fund	Columbia Equity Trust	Pension Trust Fund	502	6-Nov-06	1-Mar-07	Completed	
	National HealthCare Corporation	National Health Realty	Health Care Provider (Public Company)	268	21-Dec-06	31-Oct-07	Completed	
	<b>Total Public to Public</b>				47,182	57%		
	<b>Total Public to Private</b>				35,200	43%		
	<b>Total</b>				<b>82,381</b>			



**U.S. REIT Merger and Acquisition Activity**  
Enterprise Value in Millions of Dollars  
(2004 - 2014)

Year	Acquiror	Target	Acquiror Type	Enterprise Value	Announced	Completed	Status	
<b>2007</b>	Ventas, Inc.	Sunrise Senior Living REIT	Public REIT	1,036	14-Jan-07	26-Apr-07	Completed	
	Simon Property Group; Farallon Capital Management	Mills Corporation	Public REIT; Investment Advisor	1,350	17-Jan-07	3-Apr-07	Completed	
	Morgan Stanley	CNL Hotels & Resorts Inc.	Brokerage Firm	6,702	19-Jan-07	12-Apr-07	Completed	
	Brookfield Asset Management Inc.	Longview Fibre	Asset Management Firm	2,150	5-Feb-07	20-Apr-07	Completed	
	Blackstone Group	Equity Office Properties Trust	Private Equity Firm	39,000	7-Feb-07	9-Feb-07	Completed	
	Credit-Based Asset Servicing and Securitization LLC (C-B)	Fieldstone Investment Corporation	Mortgage Banking Firm	259	16-Feb-07	17-Jul-07	Completed	
	Centro Properties Group	New Plan Excel Realty Trust, Inc.	Australian LPT	6,200	27-Feb-07	20-Apr-07	Completed	
	Macquarie Bank Limited, Kaupthing Bank hf, et al.	Spirit Finance Corporation	Investment Advisor/Brokerage Firm	3,500	13-Mar-07	1-Aug-07	Completed	
	Inland American Real Estate Trust Inc.	Winston Hotels, Inc.	Asset Management Firm	460	3-Apr-07	2-Jul-07	Completed	
	Apollo Investment Corporation	Innkeepers USA Trust	Closed-End Investment Company	1,500	16-Apr-07	29-Jun-07	Completed	
	JER Partners	Highland Hospitality	Private Equity Firm	2,000	24-Apr-07	28-Jul-07	Completed	
	AP AIMCAP Holdings LLC	Eagle Hospitality Properties Trust, Inc.	Closed-End Investment Company	319	27-Apr-07	15-Aug-07	Completed	
	Morgan Stanley	Crescent Real Estate Equity	Brokerage Firm	6,500	23-May-07	3-Aug-07	Completed	
	Tishman Speyer/ Lehman Brothers	Archstone-Smith	Real Estate Company/ Brokerage Firm	22,200	29-May-07	5-Oct-07	Completed	
	Whitehall Street Global Real Estate, LP	Equity Inns, Inc.	Investment Advisor/Brokerage Firm	2,200	21-Jun-07	25-Oct-07	Completed	
	Sentinel Omaha LLC	America First Apartment Investors	Real Estate Advisory Firm	532	25-Jun-07	18-Sep-07	Completed	
	Liberty Property Trust	Republic Property Trust	Public REIT	850	24-Jul-07	4-Oct-07	Completed	
	Gramercy Capital Corp/New York	American Financial Realty Trust	Public REIT	1,094	5-Nov-07	1-Apr-08	Completed	
		Total Public to Public		10,530	11%			
		Total Public to Private		87,321	89%			
<b>Total</b>			<b>97,851</b>					
<b>2008</b>	American Campus Communities	GMH Communities Trust	Public REIT	1,400	12-Feb-08	11-Jun-08	Completed	
	Hypo Real Estate Bank AG	Quadra Realty Trust	Brokerage Firm	179	29-Jan-08	14-Mar-08	Completed	
	Boston Properties	Macklowe Properties (NYC Office Portfolio)	Public REIT	3,950	24-May-08	10-Jun-08	Completed	
	American Land Lease	Green Courte Real Estate Partners	Private Equity Firm	113	10-Dec-08	16-Mar-09	Completed	
		Total Public to Public		5,350	95%			
	Total Public to Private		292	5%				
<b>Total</b>			<b>5,642</b>					
<b>2009</b>			<i>No Deals</i>					
<b>2010</b>	Brookfield Asset Management Inc.	Crystal River Capital, Inc.	Asset Management Firm	14	24-Feb-10	30-Jul-10	Completed	
	Tiptree Financial Partners, LP	Care Investment Trust, Inc.	Real Estate Advisory Firm	97	16-Mar-10	13-Aug-10	Completed	
	HCP, Inc.	HCR ManorCare, Inc.	Public REIT	6,080	14-Dec-10	8-Apr-11	Completed	
		Total Public to Public		6,080	98%			
	Total Public to Private		111	2%				
<b>Total</b>			<b>6,191</b>					
<b>2011</b>	AMB Property Corp.	ProLogis	Public REIT	16,517	31-Jan-11	3-Jun-11	Completed	
	Ventas, Inc.	Nationwide Health Properties, Inc.	Public REIT	7,010	28-Feb-11	1-Jul-11	Completed	
	Ventas, Inc.	Cogdell Spencer, Inc.	Public REIT	635	27-Dec-11	2-Apr-12	Completed	
		Total Public to Public		24,162	100%			
	Total Public to Private		0	0%				
<b>Total</b>			<b>24,162</b>					
<b>2012</b>	Realty Income Corp.	American Realty Capital Trust, Inc.	Public REIT	2,887	6-Sep-12	22-Jan-13	Completed	
	HCP, Inc.	Emeritus; Blackstone JV (Portfolio Acquisition)	Public REIT	1,730	16-Oct-12	31-Oct-12	Completed	
	AvalonBay Communities, Inc. / Equity Residential	Archstone-Smith Trust, Inc.	Public REIT	6,476	26-Nov-12	27-Feb-13	Completed	
	American Realty Capital Properties, Inc.	American Realty Capital Trust III, Inc.	Public REIT	2,325	14-Dec-12	28-Feb-13	Completed	
		Total Public to Public		13,418	100%			
	Total Public to Private		0	0%				
<b>Total</b>			<b>13,418</b>					
<b>2013</b>	Cole Credit Property Trust II, Inc.	Spirit Realty Capital, Inc.	Non-traded REIT	2,835	22-Jan-13	17-Jul-13	Completed	
	Annaly Capital Management, Inc.	CreXus Investment Corp.	Public REIT	876	30-Jan-13	23-May-13	Completed	
	Corvex Management LP; Related Fund Management LLC	CommonWealth REIT	Hedge Fund Manager/ Private Equity	2,654	26-Feb-13		Pending	
	Brookfield Office Properties Inc.	MPG Office Trust, Inc.	Real Estate Operating Company	1,938	24-Apr-13	15-Oct-13	Completed	
	American Realty Capital Properties, Inc.	CapLease, Inc.	Public REIT	2,048	28-May-13	5-Nov-13	Completed	
	Mid-America Apartment Communities, Inc.	Colonial Properties Trust	Public REIT	4,112	3-Jun-13	1-Oct-13	Completed	
	American Realty Capital Properties, Inc.	American Realty Capital Trust IV, Inc.	Public REIT	2,207	1-Jul-13	3-Jan-14	Completed	
	W. P. Carey Inc.	Corporate Property Associates 16	Public REIT	4,041	25-Jul-13	31-Jan-14	Completed	
	American Realty Capital Properties, Inc.	Cole Real Estate Investments, Inc.	Public REIT	10,281	23-Oct-13	7-Feb-14	Completed	
	BlueMountain Capital Management LLC	Chatham Lodging Trust	Hedge Fund Manager	671	4-Nov-13		Pending	
	Essex Property Trust, Inc.	BRE Properties, Inc.	Public REIT	6,141	9-Dec-13	1-Apr-14	Completed	
		Total Public to Public		29,706	79%			
		Total Public to Private		8,099	21%			
<b>Total</b>			<b>37,804</b>					
<b>2014</b>	Ventas, Inc.	American Realty Capital Healthcare Trust, Inc.	Public REIT	2,297	2-Jun-14		Pending	
	Regency Centers Corporation	AmREIT, Inc.	Public REIT	620	10-Jul-14		Pending	
		Total Public to Public		2,917	100%			
	Total Public to Private		0	0%				
<b>Total</b>			<b>2,917</b>					
<b>Industry Totals: 2004-2014</b>								
	Total Public to Public		159,489	54%				
	Total Public to Private		140,364	47%				
<b>Total</b>			<b>299,853</b>					

**Industrial/Office**

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO Growth (%)	FFO Payout (%)	Debt/EBITDA	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average Share Volume	Average Dollar Volume	Relative Liquidity	Long-Term Issuer Rating	
		31-Dec-2014	52 Week		2014	2015	2014	2015				2014-2015	2014: Q3	2014: Q3	Dec-14	QTD									YTD
<b>Office</b>																									
Alexandria Real Estate Equity	ARE	88.74	93.97	64.42	4.79	5.19	18.51	17.09	8.29	58.12	7.14	4.13	21.32	44.74	44.74	12.66	10.00	3.34	6,338.5	6,338.5	39.9	395	34,979	0.552	BBB-
BioMed Realty Trust	BMR	21.54	23.81	18.37	1.56	1.49	13.80	14.46	-4.60	62.50	6.07	3.06	9.44	26.50	26.50	11.71	11.61	4.83	4,252.9	4,369.3	41.3	1,649	35,590	0.837	BBB
Boston Property	BXP	128.69	138.34	103.60	5.25	5.38	24.49	23.91	2.40	54.17	8.30	3.18	15.55	35.53	35.53	13.51	17.87	2.02	19,514.5	21,720.0	35.4	860	113,556	0.582	A-
Brandywine Rity	BDN	15.98	16.29	13.78	1.34	1.43	11.97	11.16	7.26	44.12	7.75	3.36	14.79	18.24	18.24	24.57	12.48	3.75	2,859.5	2,887.7	51.6	1,346	21,135	0.739	BBB-
City Office REIT	CIO	12.80	13.61	11.91	0.92	1.19	13.91	10.76	29.35	-	-	-1.77	-2.32	8.52	-	-	-	5.10	157.9	157.9	-	126	1,616	1.024	BBB-
Columbia Property Trust Inc	CXP	25.35	29.13	23.12	2.01	1.97	12.61	12.84	-1.79	58.82	6.02	0.60	7.46	6.21	6.21	-	-	4.73	3,164.4	3,164.4	39.7	595	15,177	0.480	BBB-
Corporate Office Properties	OFC	28.37	29.29	24.23	1.87	1.99	15.20	14.24	6.78	57.29	6.83	1.90	11.37	24.69	24.69	15.00	-0.38	3.88	2,624.8	2,736.3	46.6	738	20,942	0.798	BBB-
Cousins Property	CUZ	11.42	13.21	10.43	0.78	0.84	14.64	13.68	7.05	39.47	3.70	-6.08	-3.80	13.80	13.80	23.94	11.46	2.63	2,472.5	2,472.5	20.3	3,204	36,652	1.482	BBB-
Douglas Emmett	DEI	28.40	29.62	24.12	1.55	1.63	18.35	17.40	5.40	50.00	8.28	2.76	11.44	25.69	25.69	19.32	18.02	2.96	4,100.1	5,021.6	41.4	799	22,465	0.548	BBB-
Empire State Realty Trust	ESRT	17.58	18.23	14.19	0.82	0.87	21.40	20.17	6.09	50.00	5.41	5.41	17.62	17.34	17.34	-	-	1.93	1,783.4	4,402.1	30.2	761	13,182	0.739	BBB-
Equity Commonwealth	EQC	25.67	28.06	22.69	2.95	2.07	8.71	12.40	-29.71	49.02	7.06	0.94	-0.16	11.35	11.35	21.69	5.89	3.90	3,308.1	3,308.1	42.4	546	13,880	0.420	BB+
Franklin Street Properties	FSP	12.27	12.88	11.19	1.12	1.05	11.00	11.66	-5.61	65.52	6.62	2.08	11.13	9.29	9.29	14.21	2.62	6.19	1,229.3	1,229.3	44.6	340	4,146	0.337	BBB-
Government Properties Income Trust	GOV	23.01	26.12	21.81	2.28	2.25	10.11	10.23	-1.10	82.69	4.61	1.28	7.01	-0.64	-0.64	7.97	6.63	7.48	1,617.1	1,617.1	41.0	568	13,080	0.809	BBB-
Highwoods Prop	HIW	44.28	46.44	35.90	2.90	3.03	15.30	14.63	4.53	64.39	6.00	2.59	14.98	27.68	27.68	19.72	11.25	3.84	4,041.4	4,171.5	36.1	748	33,030	0.817	BBB
Hudson Pacific Properties	HPP	30.06	32.51	21.42	1.13	1.38	26.60	21.85	21.74	50.00	7.91	7.35	22.41	40.16	40.16	31.57	-	1.66	2,014.4	2,086.0	35.0	500	14,587	0.724	BBB-
Kitroy Realty	KRC	69.07	72.66	50.70	2.78	3.06	24.82	22.54	10.12	53.03	7.00	1.07	16.78	40.78	40.78	25.23	21.49	2.03	5,808.3	5,932.9	32.5	542	37,678	0.649	BBB-
Mack Cali Realty	CLJ	19.06	22.57	18.02	1.75	1.76	10.90	10.85	0.46	100.00	10.02	-0.83	0.52	-7.34	-7.34	-5.48	-6.09	3.15	1,696.1	1,915.6	53.8	1,010	19,088	1.125	BBB-
NEW YORK REIT INC	NYRT	10.59	12.12	10.21	0.41	0.59	25.83	17.95	43.90	135.62	5.96	-1.14	4.12	1.36	-	-	-	2.90	1,730.8	1,730.8	32.2	1,260	13,572	0.784	BBB-
Paramount Group	PGRE	18.59	19.49	18.06	0.95	0.86	19.57	21.62	-9.47	-	-	-1.12	2.26	2.26	-	-	-	0.00	3,939.2	3,939.2	-	2,187	40,202	1.021	BBB-
Parkway Properties	PKY	18.39	21.70	17.07	1.38	1.42	13.32	12.95	2.86	55.15	6.07	-4.58	-1.02	-0.87	-0.87	27.58	0.50	4.08	2,043.5	2,139.1	42.7	883	16,230	0.794	BBB-
Piedmont Office Realty Trust CI A	PDM	18.84	20.00	16.09	1.50	1.57	12.60	11.97	5.20	54.05	6.62	0.21	8.00	19.14	19.14	8.13	9.37	4.46	2,906.8	2,906.8	45.1	1,028	19,365	0.666	BBB
SL Green Realty	SLG	119.02	127.72	90.96	5.87	6.24	20.26	19.08	6.18	32.89	5.39	2.99	18.05	31.36	31.36	23.34	20.38	2.02	11,487.4	11,844.5	45.6	701	84,631	0.737	BB+
<b>AVERAGE</b>		<b>35.81</b>	<b>38.54</b>	<b>29.20</b>	<b>2.09</b>	<b>2.15</b>	<b>16.54</b>	<b>15.61</b>	<b>5.24</b>	<b>60.84</b>	<b>6.64</b>	<b>1.25</b>	<b>9.41</b>	<b>17.99</b>	<b>20.19</b>	<b>17.33</b>	<b>9.57</b>	<b>3.49</b>	<b>4,049.6</b>	<b>4,367.8</b>	<b>39.9</b>	<b>945</b>	<b>28,399</b>	<b>0.757</b>	
<b>Industrial</b>																									
DCT Industrial Trust	DCT	35.66	36.86	27.64	1.88	2.01	18.94	17.77	6.64	63.64	6.82	5.31	20.77	29.45	29.45	25.10	17.47	3.14	3,140.5	3,767.8	33.7	1,341	46,671	1.486	BBB-
Eastgroup Properties	EGP	63.32	69.50	56.92	3.46	3.72	18.30	17.03	7.47	65.85	6.46	-4.96	5.44	13.22	13.22	17.68	15.50	3.60	2,002.2	2,002.2	32.5	206	13,223	0.660	BBB-
First Industrial Realty Trust	FR	20.56	22.05	16.42	1.17	1.29	17.64	15.97	10.42	35.42	6.30	4.08	22.17	20.39	20.39	27.95	32.62	1.99	2,260.8	2,352.6	41.0	518	10,531	0.466	BB+
Monmouth REIT CI A	MNR	11.07	11.75	8.81	0.60	0.69	18.55	16.12	15.08	100.00	6.26	-1.25	10.86	29.16	29.16	13.01	15.62	5.42	625.3	625.3	35.4	181	2,023	0.324	BBB-
ProLogis	PLD	43.03	44.60	36.51	1.86	2.02	23.16	21.35	8.49	-	8.44	2.59	15.05	20.30	20.30	18.26	14.89	3.07	21,438.6	21,598.4	31.8	2,703	115,515	0.539	BBB+
Rexford Industrial Realty	REXR	15.71	16.21	13.00	0.84	0.87	18.66	18.02	3.56	110.53	7.60	4.20	14.37	22.99	22.99	-	-	3.06	683.0	730.3	29.8	124	1,928	0.282	BBB-
STAG Industrial	STAG	24.50	26.17	20.03	1.47	1.59	16.65	15.44	7.82	-	5.40	3.22	19.92	26.98	26.98	36.82	-	5.39	1,578.7	1,752.8	34.4	373	9,104	0.577	BBB-
Terreno Realty	TRNO	20.63	22.15	16.88	0.88	1.04	23.37	19.89	17.48	61.90	6.64	-0.11	11.20	19.99	19.99	14.38	-	3.10	884.4	884.4	21.7	316	6,491	0.734	BBB-
<b>AVERAGE</b>		<b>29.31</b>	<b>31.16</b>	<b>24.53</b>	<b>1.52</b>	<b>1.65</b>	<b>19.41</b>	<b>17.70</b>	<b>9.62</b>	<b>72.89</b>	<b>6.74</b>	<b>1.63</b>	<b>14.97</b>	<b>22.81</b>	<b>22.81</b>	<b>21.88</b>	<b>19.22</b>	<b>3.60</b>	<b>4,076.7</b>	<b>4,214.2</b>	<b>32.5</b>	<b>720</b>	<b>25,686</b>	<b>0.633</b>	
<b>Mixed</b>																									
Chambers Street Properties	CSG	8.06	8.29	7.36	0.69	0.72	11.68	11.19	4.35	74.12	7.88	1.14	8.72	12.33	12.33	-	-	6.25	1,906.8	1,906.8	43.5	1,068	8,692	0.456	BBB-
Duke Realty Corp	DRE	20.20	21.46	14.53	1.18	1.24	17.14	16.25	5.48	60.71	6.50	3.91	18.63	39.59	39.59	23.97	16.11	3.37	6,891.5	6,980.1	41.5	2,436	48,273	0.700	BBB
First Potomac Realty Trust	FPO	12.36	13.55	11.68	0.92	0.96	13.45	12.89	4.35	75.00	8.06	-0.16	6.46	11.37	11.37	3.41	4.98	4.85	726.1	758.6	53.0	187	2,302	0.317	BBB
Gladstone Commercial	GOOD	17.17	18.65	16.86	1.56	1.65	11.01	10.41	5.77	98.68	-	-2.18	3.25	3.99	3.99	7.89	14.45	8.74	325.0	325.0	64.4	99	1,731	0.533	BBB-
Liberty Property Trust	LPT	37.63	40.08	32.77	2.45	2.61	15.33	14.42	6.34	81.90	6.62	7.69	14.55	17.01	17.01	12.51	9.16	5.05	5,557.8	5,691.5	38.8	787	28,933	0.521	BBB
PS Business Parks	PSB	79.54	86.85	75.21	4.76	4.74	16.72	16.77	-0.27	41.67	1.05	1.78	8.80	10.38	10.38	16.95	13.59	2.51	2,141.2	2,722.2	8.9	123	9,863	0.461	BBB+
<b>AVERAGE</b>		<b>29.16</b>	<b>31.48</b>	<b>26.40</b>	<b>1.93</b>	<b>1.99</b>	<b>14.22</b>	<b>13.66</b>	<b>4.34</b>	<b>72.01</b>	<b>6.02</b>	<b>2.03</b>	<b>10.07</b>	<b>15.78</b>	<b>15.78</b>	<b>12.95</b>	<b>11.66</b>	<b>5.13</b>	<b>2,924.7</b>	<b>3,064.0</b>	<b>41.7</b>	<b>783</b>	<b>16,632</b>	<b>0.498</b>	

**Retail**

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO		Debt/EBITDA	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average Share Volume	Average Dollar Volume	Relative Liquidity	Long-Term Issuer Rating		
		31-Dec-2014	52 Week		2014	2015	2014	2015	2014-2015	2014: Q3		2014: Q3	Dec-14	QTD	YTD	1-Yr									3-Yr	5-Yr
<b>Shopping Centers</b>																										
Acadia Realty	AKR	32.03	34.44	24.65	1.34	1.53	23.93	20.96	14.16	71.88	6.47	1.88	18.06	34.48	34.48	20.88	17.91	3.00	2,055.8	2,126.1	40.2	500	16,058	0.781		
AmREIT	AMRE	26.54	26.73	15.69	1.02	1.12	25.97	23.70	9.59	86.96	7.36	0.41	16.41	64.29	64.29	-	-	3.01	520.9	520.9	35.0	214	5,708	1.096		
Brixmor Property Group	BRX	24.84	26.49	20.13	1.81	1.98	13.71	12.55	9.23	28.86	7.48	2.73	12.60	26.34	26.34	-	-	3.22	7,366.0	7,760.4	51.0	1,427	34,975	0.475		
Cedar Realty Trust	CDR	7.34	7.76	5.89	0.53	0.57	13.75	12.97	5.99	55.56	10.41	8.10	25.33	21.03	21.03	23.68	6.26	2.72	580.7	584.1	59.4	325	2,264	0.390		
DDR Corp	DDR	18.36	19.31	15.06	1.17	1.26	15.71	14.59	7.69	56.25	9.21	1.03	10.69	23.89	23.89	18.62	17.62	3.38	6,595.3	6,602.1	46.5	3,424	62,658	0.950	BBB-	
Equity One Inc	EQY	25.36	26.88	21.27	1.27	1.32	20.04	19.26	4.03	62.86	5.26	5.61	18.31	17.41	17.41	18.98	14.41	3.47	3,140.2	3,142.6	49.9	572	14,318	0.456	BBB-	
Excel Trust	EXL	13.39	13.92	11.01	0.79	0.92	16.98	14.63	16.01	76.09	7.00	3.46	15.24	24.19	24.19	9.54	-	5.23	818.4	832.0	43.6	215	2,828	0.346	BB+	
Federal Realty Invs	FRT	133.46	142.65	103.72	4.90	5.32	27.23	25.09	8.54	64.46	5.48	1.25	13.38	35.23	35.23	16.94	18.04	2.61	9,037.7	9,160.2	22.5	309	41,246	0.456	A-	
Inland Real Estate	IRC	10.95	11.22	9.86	0.94	0.99	11.62	11.02	5.52	61.96	5.05	1.91	11.96	9.89	9.89	19.77	12.91	5.21	1,088.9	1,088.9	46.9	435	4,767	0.438		
Kimco Realty Co	KIM	25.14	26.70	20.24	1.41	1.47	17.85	17.11	4.33	66.18	5.38	-0.29	17.01	32.44	32.44	20.41	17.97	3.82	10,334.0	10,374.8	34.2	3,585	91,397	0.884	BBB+	
Kite Realty Group Trust	KRG	28.74	29.77	23.12	2.03	2.06	14.15	13.93	1.63	66.67	8.30	5.35	19.85	14.00	14.00	21.91	17.40	3.62	2,383.7	2,431.4	43.1	834	23,338	0.979		
Ramco-Gershenson Properties	RPT	18.74	19.21	15.35	1.23	1.30	15.27	14.38	6.20	62.50	6.61	5.84	16.59	24.63	24.63	29.97	20.60	4.27	1,447.3	1,489.5	42.0	570	10,423	0.720		
Regency Centers	REG	63.78	68.35	46.77	2.83	2.95	22.56	21.59	4.51	66.20	5.34	3.74	19.41	42.54	42.54	23.65	17.42	2.95	5,947.1	5,957.3	29.1	676	42,762	0.719	BBB	
Retail Opportunity	ROIC	16.79	17.54	14.05	0.85	0.91	19.83	18.36	8.02	76.19	6.96	2.99	15.32	18.84	18.84	17.23	14.83	3.81	1,561.0	1,613.6	32.8	495	8,247	0.528	BBB-	
Retail Properties of America	RPAI	16.69	17.63	12.30	1.08	1.08	15.47	15.49	-0.14	59.15	5.84	4.90	15.23	37.19	37.19	-	-	3.97	3,948.3	3,948.3	41.1	1,449	23,817	0.603		
Roberts Realty	RPI	1.06	1.45	0.42	-	-	-	-	-	-	-	-0.93	39.47	17.75	17.75	-6.09	-4.00	0.00	10.6	13.3	37.2	45	47	0.444		
Saul Centers	BFS	57.19	58.56	45.06	2.89	3.01	19.79	19.00	4.15	50.70	5.95	4.49	23.35	23.77	23.77	21.25	15.67	2.80	1,189.6	1,595.6	39.4	31	1,731	0.146		
Tanger Factory Outlet Center	SKT	36.96	39.16	32.55	1.84	2.19	20.07	16.91	18.65	52.33	5.95	1.04	13.73	18.59	18.59	10.88	16.96	2.60	3,542.5	3,731.8	30.5	547	20,176	0.570	BBB+	
Urstadt Biddle Pptys	UBA	21.88	22.61	18.28	1.25	1.33	17.47	16.51	5.86	97.12	3.51	-0.20	10.42	24.48	24.48	12.48	13.56	4.66	571.3	571.3	34.0	119	2,661	0.466		
Weingarten Realty Investors	WRI	34.92	36.96	27.95	2.03	2.08	17.20	16.80	2.33	63.73	6.18	-2.48	12.69	33.42	33.42	22.20	17.23	3.72	4,268.9	4,321.2	34.0	1,194	41,657	0.976	BBB	
Wheeler Real Estate Investment Trust Inc	WHLR	3.95	5.10	3.86	-0.25	0.33	-15.80	11.97	-232.00	175.00	12.51	-8.50	-11.23	1.19	1.19	-	-	10.63	29.3	37.2	75.2	14	59	0.203		
<b>AVERAGE</b>		<b>29.43</b>	<b>31.07</b>	<b>23.20</b>	<b>1.55</b>	<b>1.69</b>	<b>16.64</b>	<b>16.84</b>	<b>-4.79</b>	<b>70.03</b>	<b>6.81</b>	<b>2.02</b>	<b>15.90</b>	<b>25.98</b>	<b>25.98</b>	<b>17.78</b>	<b>14.68</b>	<b>3.75</b>	<b>3,163.7</b>	<b>3,233.5</b>	<b>40.6</b>	<b>809</b>	<b>21,483</b>	<b>0.601</b>		
<b>Regional Malls</b>																										
CBL & Associates Properties	CBL	19.42	20.58	16.40	2.38	2.26	8.14	8.59	-5.18	33.56	6.21	1.21	9.97	14.17	14.17	12.62	20.98	5.46	3,299.6	3,873.4	56.9	1,511	29,359	0.890		
General Growth Properties	GGP	28.13	30.39	19.54	1.33	1.44	21.14	19.52	8.31	-	9.75	5.78	21.01	43.85	43.85	27.50	29.04	2.42	24,857.9	24,993.9	43.5	3,565	98,767	0.397		
Glimcher Realty Trust	GRT	13.74	13.96	8.55	0.82	0.79	16.76	17.47	-0.77	62.50	9.36	0.58	2.21	51.88	51.88	18.60	44.70	2.91	1,992.8	2,026.5	47.9	1,633	22,456	1.127	BB-	
Macerich	MAC	83.41	88.19	55.58	3.58	3.85	23.29	21.66	7.51	76.54	7.44	5.48	31.92	47.20	47.20	22.75	23.44	3.12	13,174.3	14,018.3	33.9	1,078	88,115	0.669		
Pennsylvania Real Estate Investment Trust	PEI	23.46	24.83	16.42	1.93	2.06	12.14	11.40	6.54	52.63	8.55	0.39	18.65	28.65	28.65	36.41	28.29	3.41	1,598.7	1,648.7	52.4	693	16,153	1.010		
Rouse Properties	RSE	18.52	20.41	15.83	1.55	1.69	11.96	10.97	9.04	-	10.23	1.26	15.76	-13.38	-13.38	15.97	-	3.67	1,068.6	1,068.6	63.0	454	8,279	0.775		
Simon Property Group	SPG	182.11	196.76	150.62	8.90	9.81	20.45	18.55	10.22	52.52	5.83	0.72	11.57	31.20	31.20	17.86	22.95	2.86	57,239.8	66,859.3	26.2	1,277	233,665	0.408	A	
Taubman Centers	TCO	76.42	82.62	63.34	3.62	3.52	21.11	21.73	-2.88	60.00	1.18	2.96	12.11	30.92	30.92	12.39	21.48	2.83	4,866.3	6,787.9	24.0	495	38,041	0.782		
Washington Prime Group	WPG	17.22	21.26	16.20	1.66	1.86	10.37	9.26	12.05	0.00	-	-0.06	-0.07	-11.79	-	-	-	2.90	2,671.9	2,671.9	46.3	1,438	24,426	0.914	BBB	
<b>AVERAGE</b>		<b>51.38</b>	<b>55.44</b>	<b>40.28</b>	<b>2.86</b>	<b>3.03</b>	<b>16.15</b>	<b>15.46</b>	<b>4.62</b>	<b>48.25</b>	<b>7.32</b>	<b>2.03</b>	<b>13.68</b>	<b>24.74</b>	<b>24.74</b>	<b>20.51</b>	<b>27.27</b>	<b>3.29</b>	<b>12,307.8</b>	<b>13,772.0</b>	<b>43.8</b>	<b>1,349</b>	<b>62,140</b>	<b>0.775</b>		
<b>Free Standing</b>																										
Agree Realty	ADC	31.09	32.50	27.09	2.19	2.38	14.20	13.05	8.79	78.85	4.16	2.37	15.19	13.55	13.55	15.18	13.25	5.79	545.6	556.4	35.0	167	5,195	0.952		
American Realty Capital Prop	ARCP	9.05	14.88	7.70	0.69	0.88	13.19	10.28	28.28	-	-	-2.85	-23.02	-23.13	-23.13	3.07	-	11.05	8,370.0	8,691.6	46.2	19,375	169,515	2.025	BBB-	
Getty Realty	GTY	18.21	20.17	17.00	1.17	1.21	15.56	15.05	3.42	64.52	2.98	2.48	9.23	4.44	4.44	13.60	0.20	4.83	608.1	608.1	18.3	106	1,914	0.315		
National Retail Properties	NNN	39.37	42.39	31.31	2.06	2.18	19.09	18.09	5.51	79.41	4.32	2.18	15.17	36.02	36.02	19.94	19.41	4.27	5,134.9	5,134.9	30.1	1,085	42,167	0.821	BBB+	
Realty Income	O	47.71	51.09	38.29	2.60	2.72	18.37	17.56	4.57	84.08	5.69	3.08	18.33	34.34	34.34	16.43	18.79	4.61	10,564.3	10,604.9	35.5	1,752	82,949	0.785	BBB+	
Spirit Realty Capital	SRC	11.89	12.48	10.21	0.62	0.86	19.24	13.88	38.59	83.13	7.57	2.98	9.93	28.34	28.34	-	-	5.72	4,741.2	4,741.2	47.8	4,585	53,783	1.134	BB-	
Store Capital REIT	STOR	21.61	22.05	19.50	1.26	1.24	17.21	17.38	-1.01	-	-	4.14	11.40	11.40	-	-	-	0.53	2,396.9	2,396.9	-	547	11,437	0.477		
<b>AVERAGE</b>		<b>25.56</b>	<b>27.94</b>	<b>21.59</b>	<b>1.51</b>	<b>1.64</b>	<b>16.69</b>	<b>15.04</b>	<b>12.59</b>	<b>78.00</b>	<b>4.94</b>	<b>2.05</b>	<b>8.03</b>	<b>14.99</b>	<b>14.99</b>	<b>15.59</b>	<b>13.64</b>	<b>12.91</b>	<b>5.26</b>	<b>4,623.0</b>	<b>4,676.3</b>	<b>35.5</b>	<b>3,945</b>	<b>52,423</b>	<b>0.930</b>	

**Residential**

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO		Debt/		Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average Share Volume	Average Dollar Volume	Relative Liquidity	Long-Term Issuer Rating
		31-Dec-2014	52 Week High	52 Week Low	2014	2015	2014	2015	2014-2015	2014: Q3	2014: Q3	Dec-14	QTD	YTD	1-Yr	3-Yr	5-Yr								
<b>Apartments</b>																									
American Campus Communities	ACC	41.36	43.44	32.99	2.37	2.49	17.48	16.64	5.05	52.17	7.12	3.40	14.56	33.65	33.65	3.09	12.29	3.68	4,327.6	4,378.5	43.1	828	33,608	0.777	BBB-
Apartment Inv Management	AIV	37.15	40.31	26.29	2.08	2.23	17.82	16.69	6.81	52.00	5.36	-0.27	17.59	48.04	48.04	21.22	21.54	2.80	5,407.0	5,697.2	44.8	1,261	46,906	0.868	BB+
Associated Estates Realty	AEC	23.21	25.01	15.67	1.26	1.35	18.45	17.18	7.39	63.33	3.00	4.47	35.25	52.62	52.62	18.97	21.27	3.62	1,334.6	1,334.6	42.0	553	12,627	0.946	BBB-
Avalonbay Communities	AVB	163.39	174.78	117.53	7.11	7.41	22.99	22.06	4.19	65.24	6.24	2.32	16.71	42.72	42.72	11.17	18.45	2.84	21,434.6	21,435.8	25.2	729	119,729	0.559	BBB+
Bluerock Residential Growth REIT	BRG	12.43	15.25	11.51	-0.17	1.00	-73.12	12.43	-688.24	-	29.03	-2.53	-2.17	-8.64	-	-	-	7.00	93.6	93.6	79.5	36	456	0.488	
Camden Property	CPT	73.84	78.72	58.85	4.27	4.52	17.29	16.33	5.90	60.00	5.21	-2.83	8.73	34.84	34.84	9.86	15.95	3.58	6,379.7	6,519.9	31.6	853	63,545	0.996	BBB+
Campus Crest Communities	CCG	7.31	9.50	6.23	-1.32	0.70	-5.52	10.50	-152.57	91.67	10.06	-3.64	15.63	-16.40	-16.40	-4.21	-	4.92	471.9	475.1	58.2	562	4,211	0.892	
Education Realty Trust	EDR	36.59	39.43	25.95	1.86	2.07	19.70	17.65	11.62	73.33	6.08	4.78	19.92	44.64	44.64	10.27	24.62	3.94	1,701.6	1,739.6	33.3	612	21,992	1.292	
Equity Residential	EQR	71.84	77.89	53.22	3.13	3.39	22.96	21.20	8.27	56.34	7.09	2.10	17.45	42.95	42.95	11.52	20.00	2.78	25,861.6	26,894.3	32.2	1,631	117,668	0.455	BBB+
Essex Prop Trust	ESS	206.60	222.04	151.37	8.49	9.38	24.34	22.03	10.48	144.05	7.08	2.70	16.30	48.00	48.00	17.13	23.76	2.52	13,116.1	15,334.3	28.3	323	66,656	0.508	BBB
Home Properties	HME	65.60	70.22	53.97	4.35	4.66	15.08	14.09	7.06	73.00	6.51	0.63	13.94	28.23	28.23	9.29	11.49	4.45	3,728.9	4,399.3	38.8	297	19,505	0.523	
Independence Realty Trust	IRT	9.31	10.60	8.20	0.64	0.86	14.60	10.79	35.38	55.91	5.79	-0.74	-1.96	20.70	20.70	-	-	7.73	296.1	296.1	50.4	192	1,786	0.603	
Mid-America Apartment Comm	MAA	74.68	80.86	61.41	4.91	5.30	15.22	14.10	7.97	59.35	6.56	1.38	15.00	28.42	28.42	10.63	13.84	3.91	5,620.0	5,934.3	39.9	335	24,771	0.441	BBB
Monogram Residential Trust Inc	MORE	9.01	9.52	8.84	-	-	-	-	-	-	-	-1.80	0.90	0.90	-	-	-	0.83	1,521.4	1,521.4	-	1,493	13,705	0.901	
Post Properties	PPS	58.77	62.71	45.28	2.39	2.85	24.59	20.62	19.23	51.56	5.73	1.00	15.24	33.80	33.80	13.19	27.79	2.72	3,185.1	3,193.0	24.3	392	22,940	0.720	BBB
Preferred Apartment Communities	APTS	9.10	9.48	7.86	1.05	1.22	8.67	7.46	16.19	66.67	6.92	4.55	11.59	22.04	22.04	23.07	-	7.69	180.8	182.1	74.9	150	1,316	0.728	
Trade Street Residential	TSRE	7.69	8.20	6.58	0.14	0.51	54.93	15.08	264.29	-	-	2.93	8.98	27.81	27.81	-2.03	-9.90	4.94	282.4	300.4	55.3	40	316	0.112	
UDR	UDR	30.82	32.38	23.36	1.55	1.63	19.94	18.86	5.75	65.28	6.47	0.13	14.16	37.18	37.18	11.10	17.60	3.37	7,865.8	8,099.0	34.1	1,371	42,626	0.542	BBB
<b>AVERAGE</b>		<b>52.15</b>	<b>56.13</b>	<b>39.73</b>	<b>2.59</b>	<b>3.03</b>	<b>13.85</b>	<b>16.10</b>	<b>-25.01</b>	<b>68.66</b>	<b>7.77</b>	<b>1.03</b>	<b>13.21</b>	<b>28.97</b>	<b>33.08</b>	<b>10.95</b>	<b>16.82</b>	<b>4.07</b>	<b>5,711.6</b>	<b>5,990.5</b>	<b>43.3</b>	<b>648</b>	<b>34,131</b>	<b>0.686</b>	
<b>Manufactured Homes</b>																									
Equity Lifestyle Properties	ELS	51.55	55.59	36.65	2.71	2.93	19.04	17.60	8.21	32.05	5.41	4.57	22.47	46.54	46.54	18.83	18.37	2.52	4,325.0	4,717.5	36.3	319	16,144	0.373	
Sun Communities	SUI	60.46	67.63	42.37	3.41	3.57	17.73	16.94	4.68	67.74	6.27	3.74	20.97	49.16	49.16	24.95	34.15	4.30	2,902.7	3,027.8	35.9	248	15,008	0.517	
UMH Properties	UMH	9.55	10.39	9.10	0.45	0.63	21.22	15.28	38.89	-	8.71	-0.31	2.39	9.06	9.06	8.14	9.95	7.54	225.6	225.6	54.3	92	870	0.386	
<b>AVERAGE</b>		<b>40.52</b>	<b>44.54</b>	<b>29.37</b>	<b>2.19</b>	<b>2.37</b>	<b>19.33</b>	<b>16.60</b>	<b>17.26</b>	<b>49.90</b>	<b>6.80</b>	<b>2.67</b>	<b>15.28</b>	<b>34.92</b>	<b>34.92</b>	<b>17.31</b>	<b>20.82</b>	<b>4.79</b>	<b>2,484.4</b>	<b>2,657.0</b>	<b>42.2</b>	<b>220</b>	<b>10,674</b>	<b>0.425</b>	

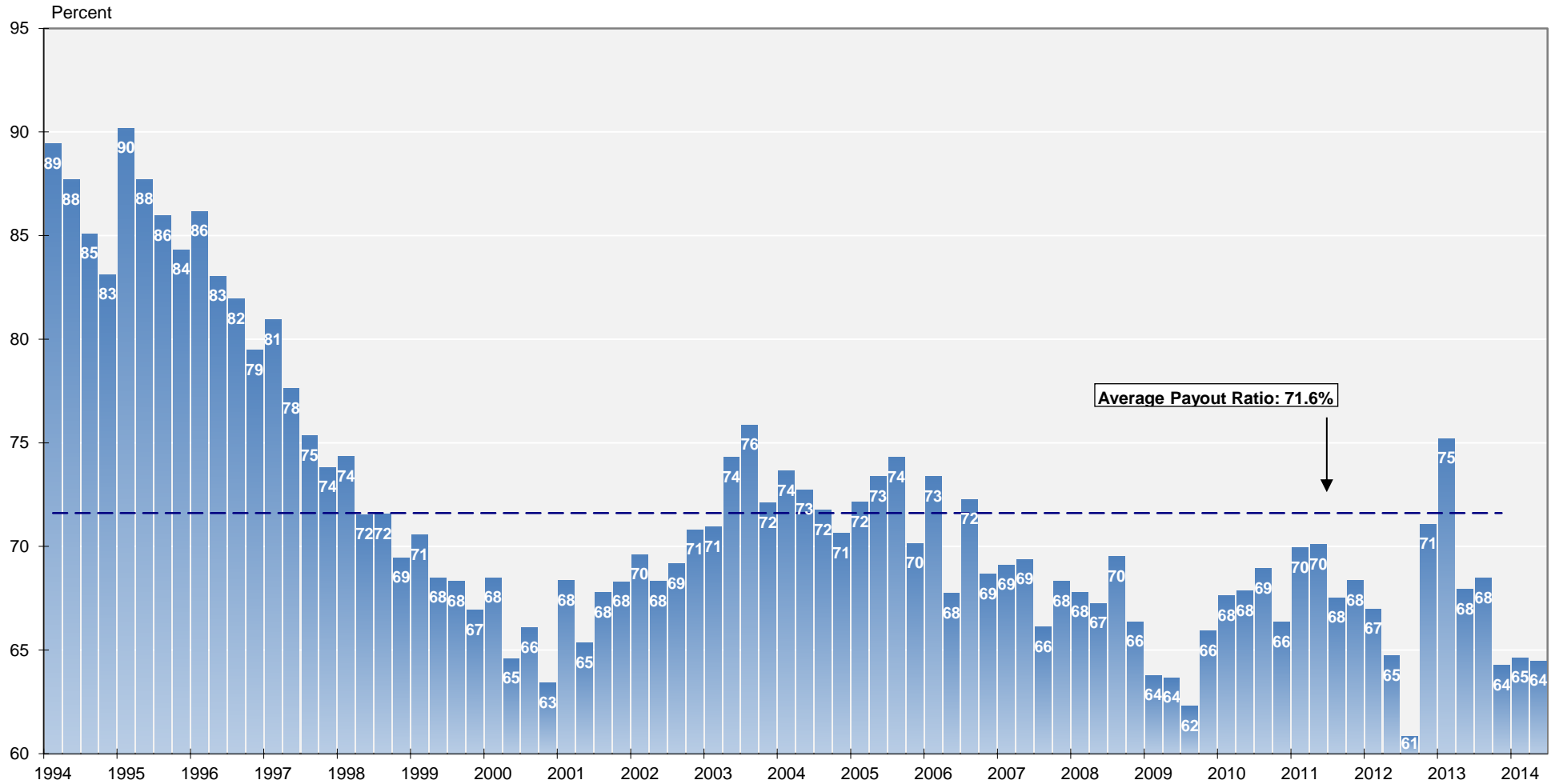
Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO		Debt/		Total Return (%)					Dividend Yield (%)	Equity		Average		Relative Liquidity	Long-Term Issuer Rating	
		31-Dec-2014		52 Week	Estimates (\$)		Estimates		Growth (%)		Payout (%)		YTD	1-Yr	3-Yr	5-Yr	Market Cap (\$M)		Market Cap (\$M)	Share Volume	Dollar Volume				
		High	Low	2014	2015	2014	2015	2014-Q3	2014-Q3	Dec-14	QTD														
<b>Diversified</b>																									
Alexanders Inc	ALX	437.18	476.18	323.18	18.76	20.11	23.30	21.74	7.20	73.86	8.10	8.72	17.80	37.19	37.19	21.49	18.09	2.97	2,221.1	2,221.1	35.2	4	1,735	0.078	
American Assets Trust Inc.	AAT	39.81	42.78	31.37	1.60	1.71	24.84	23.22	6.95	56.41	7.14	1.89	21.46	29.91	29.91	28.36	-	2.34	1,736.3	2,449.1	34.5	162	6,400	0.369	
American Homes 4 Rent	AMH	17.03	18.51	15.87	0.51	0.91	33.32	18.74	77.83	50.00	4.00	-0.70	1.12	6.35	6.35	-	-	1.17	3,557.4	4,470.6	19.5	794	13,620	0.383	
American Residential Properties	ARPI	17.57	19.45	17.01	0.39	0.89	44.86	19.70	127.66	0.00	14.22	-1.13	-4.20	2.39	2.39	-	-	0.00	564.7	573.9	51.7	304	5,306	0.940	
Armada Hoffman Properties	AHH	9.49	10.57	8.85	0.81	0.84	11.72	11.26	4.01	80.00	8.09	1.69	6.28	9.27	9.27	-	-	6.74	237.4	368.3	49.3	136	1,286	0.541	
BRT Realty Trust	BRT	7.67	8.37	6.90	0.40	0.40	14.31	13.16	8.68	0.00	19.42	-0.33	-1.27	3.25	3.25	-	-	6.48	90.2	91.8	32.9	38	256	0.256	
CoreSite Realty	COR	39.05	42.27	29.90	2.16	2.43	18.11	16.04	12.92	71.43	2.26	3.70	20.08	26.69	26.69	34.68	-	4.30	844.6	1,835.0	16.5	136	5,245	0.621	
Corrections Corp of America	CXW	36.34	38.33	31.13	2.65	2.73	13.70	13.31	2.96	77.42	3.26	1.64	7.23	20.33	20.33	34.80	-	15.26	6.1	4,204.6	4,204.6	23.8	561	20,792	0.495
CyrusOne	CONE	27.55	28.37	19.84	1.67	1.97	16.50	13.96	18.17	-	3.79	1.12	15.47	27.70	27.70	-	-	3.05	1,062.4	2,235.7	24.2	288	7,740	0.729	
Digital Realty Trust	DLR	66.30	70.27	49.77	4.90	5.08	13.52	13.06	3.57	131.97	5.50	-4.48	7.60	42.61	42.61	4.99	10.71	5.01	8,973.4	9,180.6	35.4	955	64,183	0.715	
DuPont Fabros Technology	DFT	33.24	35.10	22.86	2.41	2.56	13.78	12.97	6.24	42.37	3.61	3.27	26.06	41.88	41.88	15.51	16.66	5.05	2,182.4	2,700.5	30.5	740	24,852	1.139	
EPR Properties	EPR	57.63	61.31	49.05	4.03	4.38	14.31	13.16	8.68	83.33	4.85	3.43	15.45	24.85	24.85	16.86	17.53	5.93	3,293.7	3,293.7	37.4	360	20,530	0.623	
Farmstead Partners REIT	FPF	10.49	13.97	12.49	0.21	0.44	2,082.00	23.79	8,650.00	-	-	-	-4.32	-17.45	-	-	-	-	-	-	-	-	48	636	0.790
Gaming & Leisure Properties	GLPI	29.34	38.84	28.16	2.53	2.58	11.61	11.38	1.98	89.66	5.98	-8.03	-2.31	-18.37	-18.37	-	-	7.09	3,296.0	3,296.0	42.3	587	17,351	0.526	
Geo Group	GEO	40.36	41.40	30.94	2.73	2.85	14.81	14.18	4.44	98.28	5.28	0.17	7.25	33.69	33.69	49.08	20.50	6.14	2,992.6	2,992.6	36.8	464	18,552	0.620	
Gladstone Land	LAND	10.70	14.86	9.04	0.27	0.46	39.15	23.26	68.29	180.00	15.32	-0.05	-10.14	-31.98	-31.98	-	-	3.36	82.2	82.2	42.2	57	561	0.683	
GPT	GPT	6.90	7.06	5.04	0.27	0.49	25.24	14.08	79.27	0.00	8.81	17.80	20.66	23.17	23.17	41.44	22.29	2.90	1,288.6	1,288.6	42.7	3,530	22,668	1.759	
Gyrodyne Amer	GYRC	4.10	8.10	3.97	-	-	-	-	-	-	-	-	-4.20	-17.84	-64.86	-64.86	-32.70	-5.81	0.00	6.1	6.1	69.7	8	35	0.571
HMG	HMG	11.88	18.75	11.00	-	-	-	-	-	-	-	-	-6.25	-27.62	-33.85	-33.85	54.37	33.52	4.21	12.5	12.5	12.2	4	44	0.556
Investors Real Estate Trust	IRET	8.17	9.21	7.49	0.64	0.71	12.77	11.51	10.94	76.47	7.12	1.69	7.77	1.17	1.17	10.46	4.86	6.36	936.4	1,114.5	50.1	499	4,152	0.443	
Iron Mountain	IRM	38.66	40.30	25.90	2.27	2.21	17.01	17.52	-2.93	-	-	-	3.00	20.73	49.32	49.32	20.85	20.11	4.91	8,097.5	8,097.5	-	1,901	72,921	0.901
Lexington Realty Trust	LXP	10.98	11.68	9.77	1.10	1.08	10.00	10.15	-1.42	63.46	7.39	1.33	13.86	14.49	14.49	20.45	19.36	6.19	2,538.6	2,582.1	48.4	1,705	18,862	0.747	
NorthStar Realty Finance	NRF	17.58	35.28	16.10	-0.31	1.48	-56.71	11.88	-577.42	-	-	-	-3.78	1.88	44.42	44.42	70.09	52.85	9.10	4,991.5	5,062.7	59.8	5,053	88,722	1.777
One Liberty	OLP	23.67	24.29	20.23	1.87	1.84	12.69	12.90	-1.61	86.05	6.77	4.89	18.89	25.76	25.76	20.58	31.05	6.59	383.7	383.7	49.4	31	747	0.195	
Outfront Media	OUT	26.94	35.15	25.93	3.39	2.79	7.92	9.64	-17.85	0.00	-0.81	6.08	10.12	-	-	-	-	4.14	3,220.8	3,220.8	73.0	730	19,719	0.612	
QTS Realty Trust	QTS	33.84	37.03	21.08	1.98	2.31	17.13	14.67	16.73	-	4.56	4.98	12.48	42.08	42.08	-	-	3.43	975.0	1,238.8	34.7	80	2,619	0.269	
Select Income REIT	SIR	24.41	31.09	22.79	2.67	2.66	9.14	9.19	-0.56	66.67	4.14	5.67	3.51	-2.20	-2.20	-	-	7.87	1,462.0	1,462.0	23.2	531	12,933	0.885	
Silver Bay Realty Trust	SBY	16.56	16.96	14.82	0.29	0.52	58.11	31.97	81.75	20.00	11.06	-0.06	2.53	4.58	4.58	-	-	1.45	618.9	618.9	33.1	233	3,830	0.917	
Starwood Waypoint Residential Trust	SWA\	26.37	30.00	24.12	0.12	1.79	229.30	14.77	1,452.17	-	-	-	4.00	1.92	-6.49	-	-	1.06	996.2	996.2	58.5	358	9,435	0.949	
Vornado Realty	VNO	117.71	124.41	90.20	4.84	5.34	24.34	22.05	10.38	55.73	7.24	5.51	18.54	36.40	36.40	19.50	14.94	2.48	21,910.9	23,179.7	36.2	801	92,111	0.420	
W. P. Carey Inc.	WPC	70.10	72.84	57.87	4.58	4.04	15.29	17.35	-11.84	49.15	3.64	4.24	11.38	20.90	20.90	26.15	27.47	5.42	7,249.3	7,249.3	37.7	460	32,425	0.447	
Washington Real Estate Inv	WRE	27.66	28.39	22.53	1.62	1.71	17.09	16.14	5.88	96.77	7.98	4.00	10.18	23.97	23.97	5.57	5.50	4.34	1,843.0	1,843.0	40.8	342	9,433	0.512	
Whitestone REIT	WSR	15.11	15.67	13.31	1.16	1.27	13.08	11.87	10.25	101.79	7.52	1.88	9.78	22.31	22.31	17.02	-	7.54	343.2	351.5	48.4	84	1,242	0.362	
Winthrop Realty Trust	FUR	15.59	18.21	11.05	1.15	1.07	13.60	14.62	-6.98	56.03	17.20	5.88	18.38	65.52	65.52	26.23	16.10	4.17	567.4	567.4	46.4	305	5,345	0.942	
<b>AVERAGE</b>		<b>40.44</b>	<b>44.83</b>	<b>31.95</b>	<b>2.36</b>	<b>2.62</b>	<b>90.37</b>	<b>15.81</b>	<b>324.12</b>	<b>65.65</b>	<b>7.58</b>	<b>1.54</b>	<b>7.38</b>	<b>15.02</b>	<b>16.92</b>	<b>23.13</b>	<b>18.29</b>	<b>4.24</b>	<b>2,731.5</b>	<b>2,922.3</b>	<b>40.4</b>	<b>656</b>	<b>17,835</b>	<b>0.655</b>	
<b>Health Care</b>																									
American Realty Capital Healthcare Trust	HCT	11.90	12.95	9.50	-	-	-	-	-	139.73	3.57	5.53	15.29	17.60	-	-	-	3.83	2,014.7	2,014.7	34.3	4,090	48,745	2.419	
Aw REIT	AVIV	34.48	37.92	23.57	1.82	2.14	18.97	16.08	17.98	83.72	5.32	3.42	32.26	53.15	53.15	-	-	4.18	1,626.2	2,023.1	35.2	240	8,218	0.505	
CarTrust REIT	CTRE	12.33	21.60	11.45	0.74	0.94	16.66	13.12	27.03	-	-	-	14.14	29.07	10.98	-	-	1.01	387.3	387.3	-	304	4,330	1.118	
HCP	HCP	44.03	47.30	36.24	3.03	3.17	14.55	13.88	4.87	72.67	4.76	-1.72	12.28	27.80	27.80	7.11	13.21	4.95	20,167.6	20,431.2	33.3	2,869	128,848	0.639	
Healthcare REIT	HCN	75.67	80.69	55.14	4.11	4.34	18.40	17.44	5.50	80.30	6.41	2.73	22.70	48.51	48.51	17.13	17.39	4.20	24,795.1	24,795.1	34.9	2,113	160,142	0.646	
Healthcare Realty Trust	HR	27.32	28.59	21.80	1.46	1.56	16.67	17.49	6.72	85.71	6.49	3.45	16.72	34.70	34.70	19.50	10.72	4.39	2,662.6	2,662.6	37.8	793	21,462	0.807	
Healthcare Trust Of America Inc	HTA	26.94	28.82	20.98	1.41	1.58	19.07	17.35	11.86	84.56	5.70	6.71	17.38	43.59	43.59	-	-	4.31	3,326.4	3,331.1	35.2	862	22,630	0.680	
LTC Properties	LTC	43.17	46.20	35.23	2.56	2.73	16.89	15.81	6.80	80.95	2.70	3.72	18.49	28.53	28.53	17.76	16.29	4.73	1,500.2	1,500.2	19.1	182	7,710	0.514	
Medical Properties Trust	MPW	13.78	14.81	12.26	0.76	1.22	18.23	11.31	61.11	161.54	8.50	0.95	14.13	20.14	20.14	19.51	14.46	6.10	2,376.3	2,381.3	43.3	1,203	16,362	0.689	
National Health Investors	NHI	69.96	74.84	57.04	4.16	4.64	16.82	15.07	11.61	75.00	3.90	6.													

**Mortgage**

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO		Debt/EBITDA	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average Share Volume	Average Dollar Volume	Relative Liquidity	Long-Term Issuer Rating	
		31-Dec-2014	52 Week		2014	2015	2014	2015	2014-2015	2014: Q3		2014: Q3	Dec-14	QTD	YTD	1-Yr									3-Yr
<b>Home Financing</b>																									
AG Mortgage Investment Trust	MITT	18.57	20.00	16.29	-	-	-	-	-	-	19.88	-2.86	7.78	35.02	35.02	11.36	-	12.92	526.9	526.9	84.6	227	4,325	0.821	
Allsource Residential	RESI	19.40	34.81	17.84	3.21	2.44	6.04	7.95	-23.99	-	2.73	-1.67	-16.91	-30.02	-30.02	-	-	11.34	1,108.0	1,108.0	50.9	552	10,969	0.990	
American Capital Agency Corp.	AGNC	21.83	23.92	20.15	-	-	-	-	-	-	-	-4.46	5.76	27.15	27.15	5.85	13.21	12.09	7,775.8	7,775.8	87.0	3,593	80,382	1.034	
American Capital Mortgage Investment	MTGE	18.84	20.58	18.46	-	-	-	-	-	-	-	-2.96	3.48	23.20	23.20	15.49	-	13.80	965.6	965.6	85.4	466	9,132	0.946	
Analyt Capital Management	NLY	10.81	11.92	10.14	-	-	-	-	-	-	88.20	-3.62	3.97	20.68	20.68	-1.19	3.45	11.10	10,239.8	10,239.8	87.5	7,332	82,940	0.810	
Anworth Mortgage Asset	ANH	5.25	5.50	4.38	-	-	-	-	-	-	-	-0.19	12.52	39.06	39.06	4.58	6.12	10.67	594.7	594.7	91.9	976	5,194	0.873	
Apollo Residential Mortgage	AMTG	15.77	17.44	15.43	-	-	-	-	-	-	21.26	-1.86	5.07	18.50	18.50	15.44	-	11.41	505.2	505.2	86.3	243	3,924	0.777	
ARMOUR Residential REIT	ARR	3.68	4.43	3.57	-	-	-	-	-	-	-	-5.10	-0.66	6.04	6.04	-5.75	0.99	16.30	1,315.8	1,315.8	91.8	4,749	17,886	1.359	
Capstead Mortgage	CMO	12.28	13.35	12.06	-	-	-	-	-	-	56.46	-3.05	3.05	13.00	13.00	10.75	10.02	11.07	1,173.1	1,173.1	91.7	1,027	13,108	1.117	
Cherry Hill Mortgage Investment	CHMI	18.49	20.40	17.58	2.06	2.04	8.98	9.06	-0.97	-	39.51	0.55	1.62	15.46	15.46	-	-	11.03	138.7	138.7	70.1	32	593	0.428	
Chimera Investment	CIM	3.18	3.39	3.02	-	-	-	-	-	-	6.40	-3.32	7.49	22.41	22.41	24.94	11.85	11.32	3,266.0	3,266.0	80.5	5,087	16,929	0.518	
CYS Investments	CYS	8.72	9.43	7.58	-	-	-	-	-	-	16.68	-2.30	9.44	35.54	35.54	1.91	7.91	13.76	1,409.7	1,409.7	88.6	1,745	15,736	1.116	
Dynex Capital	DX	8.25	9.06	7.91	-	-	-	-	-	-	21.24	-1.22	8.43	15.98	15.98	8.71	10.72	12.12	449.0	449.0	87.8	302	2,556	0.569	
Ellington Residential Mortgage REIT	EARN	16.27	18.00	15.56	-	-	-	-	-	-	82.73	-5.97	3.85	20.49	20.49	-	-	13.52	148.6	148.6	89.3	103	1,749	1.177	
Five Oaks Investment Corp	OAKS	10.80	12.21	10.48	-	-	-	-	-	-	-	-2.37	6.41	18.20	18.20	-	-	13.89	158.9	158.9	92.9	115	1,250	0.787	
Hatteras Financial	HTS	18.43	20.40	17.48	-	-	-	-	-	-	71.64	-1.23	5.37	25.21	25.21	-0.78	4.37	10.85	1,780.6	1,780.6	89.6	953	18,025	1.012	
Invesco Mortgage Capital	IVR	15.46	17.97	15.11	-	-	-	-	-	-	-	-3.76	1.20	18.52	18.52	17.38	7.00	11.64	1,902.7	1,924.8	-	1,370	21,837	1.148	
JAVELIN Mortgage Investment	JMI	10.37	14.79	9.89	-	-	-	-	-	-	80.05	-17.70	-10.44	-14.81	-14.81	-	-	17.36	124.4	124.4	88.3	216	2,507	2.015	
MFA Financial	MFA	7.99	8.46	7.17	-	-	-	-	-	-	18.86	-2.31	5.23	25.03	25.03	21.38	16.11	10.01	2,926.0	2,926.0	75.6	2,463	20,225	0.691	
New Residential Investment Corp.	NRZ	12.77	13.72	11.58	-	-	-	-	-	-	12.33	1.43	12.74	8.20	8.20	-	-	11.90	1,800.3	1,800.3	77.3	910	11,926	0.662	
New York Mortgage Trust	NYMT	7.71	8.20	6.82	-	-	-	-	-	-	-	-0.78	10.34	26.64	26.64	18.62	17.47	14.01	799.4	799.4	93.3	1,526	12,006	1.502	
Orchid Island Capital	ORC	13.05	14.90	11.70	-	-	-	-	-	-	30.26	-4.08	2.21	18.17	18.17	-	-	16.55	127.2	127.2	90.7	307	4,080	3.208	
PennyMac Mortgage Investment Trust	PMT	21.09	24.44	20.40	-	-	-	-	-	-	11.60	0.09	4.24	5.09	5.09	21.27	14.94	11.57	1,560.4	1,560.4	64.1	631	13,793	0.884	
Redwood Trust	RWT	19.70	21.80	16.23	-	-	-	-	-	-	-	2.20	20.51	7.71	7.71	32.72	13.73	5.69	1,634.5	1,634.5	75.5	553	10,946	0.670	
Two Harbors Investment	TWO	10.02	10.77	9.67	-	-	-	-	-	-	-	-2.21	6.29	19.47	19.47	18.95	16.98	10.38	3,659.8	3,659.8	80.6	2,619	26,870	0.734	
Western Asset Mortgage Capital	WMC	14.70	16.85	13.58	-	-	-	-	-	-	-	-1.64	9.27	18.56	18.56	-	-	19.05	613.3	613.3	86.3	882	13,399	2.185	
ZAIS Financial Corp	ZFC	17.25	19.38	16.02	-	-	-	-	-	-	18.41	-2.04	2.21	18.14	18.14	-	-	9.28	137.5	137.5	77.0	25	439	0.320	
<b>AVERAGE</b>		<b>13.36</b>	<b>15.41</b>	<b>12.45</b>	<b>2.64</b>	<b>2.24</b>	<b>7.51</b>	<b>8.51</b>	<b>-12.48</b>	<b>-</b>	<b>35.19</b>	<b>-2.68</b>	<b>4.83</b>	<b>16.91</b>	<b>16.91</b>	<b>12.31</b>	<b>10.32</b>	<b>12.39</b>	<b>1,734.9</b>	<b>1,736.3</b>	<b>83.3</b>	<b>1,445</b>	<b>15,657</b>	<b>1.050</b>	
<b>Commercial Financing</b>																									
Apollo Commercial Real Estate Finance	ARI	16.36	17.12	15.71	1.76	2.12	9.30	7.72	20.45	-	3.29	0.44	6.65	10.89	10.89	18.55	8.18	9.78	766.4	766.4	54.3	259	4,320	0.564	
Arbor Realty Trust	ABR	6.77	7.30	6.44	1.45	0.61	4.67	11.16	-58.16	81.25	15.99	-2.03	2.36	9.51	9.51	32.64	32.82	7.68	339.4	339.4	79.7	125	841	0.248	
Arco Commercial Real Estate	ACRE	11.48	13.89	11.42	-	-	-	-	-	-	17.62	-1.86	0.32	-4.99	-4.99	-	-	8.71	326.9	326.9	74.2	155	1,834	0.561	
Blackstone Mortgage Trust	BXMT	29.14	29.90	26.75	-	-	-	-	-	-	15.64	3.84	9.44	15.05	15.05	44.02	39.59	7.14	1,680.8	1,680.8	65.6	518	14,974	0.891	
Colony Financial	CLNY	23.82	24.81	20.79	-	-	-	-	-	-	4.33	-1.47	8.08	25.02	25.02	23.19	10.48	6.21	2,610.9	2,610.9	30.8	1,097	26,618	1.020	
Hannon Armstrong Sustainable Infrastructure C	HASI	14.23	14.97	12.79	-	-	-	-	-	-	13.60	2.87	4.88	8.76	8.76	-	-	7.31	389.2	394.1	57.1	168	2,348	0.603	
iStar Financial	STAR	13.65	15.76	12.30	-	-	-	-	-	-	23.00	-4.48	1.11	-4.34	-4.34	37.11	39.77	0.00	1,165.5	1,165.5	77.8	557	7,576	0.650	B+
Newcastle Invst Corp	NCT	4.49	35.40	4.26	1.05	0.36	4.28	12.37	-65.37	-	-	-6.14	1.33	-5.10	-5.10	45.21	49.29	10.69	298.1	298.1	53.5	1,251	5,974	2.004	
Owens Realty Mortgage Inc	ORM	14.65	19.85	12.66	-	-	-	-	-	-	2.70	0.26	3.64	22.98	22.98	-	-	3.28	157.8	157.8	18.8	18	266	0.169	
RAIT Financial Trust	RAS	7.67	8.78	6.94	-0.23	0.80	-33.35	9.55	-449.28	-	23.44	3.79	5.79	-6.96	-6.96	26.03	20.27	9.39	631.2	631.2	81.0	602	4,581	0.726	
Resource Capital	RSO	5.04	6.08	4.79	0.34	0.44	14.82	11.37	30.39	-	12.62	-0.63	7.53	-1.35	-1.35	10.90	16.32	15.87	663.8	663.8	71.3	749	3,899	0.587	
Starwood Property Trust Inc.	STWD	23.24	30.67	21.78	-	-	-	-	-	-	5.23	-1.42	8.01	13.00	13.00	25.39	17.56	8.26	5,145.0	5,145.0	44.2	1,873	44,061	0.856	BB
<b>AVERAGE</b>		<b>14.21</b>	<b>18.71</b>	<b>13.05</b>	<b>0.87</b>	<b>0.87</b>	<b>-0.06</b>	<b>10.43</b>	<b>-104.39</b>	<b>81.25</b>	<b>12.50</b>	<b>-0.57</b>	<b>4.93</b>	<b>6.87</b>	<b>6.87</b>	<b>29.23</b>	<b>26.03</b>	<b>7.86</b>	<b>1,181.2</b>	<b>1,181.7</b>	<b>59.0</b>	<b>614</b>	<b>9,774</b>	<b>0.740</b>	

**REIT Payout Ratios:  
 Dividends as a Percent of FFO**

1994: Q1 - 2014: Q2



Source: NAREIT®, SNL Financial.

**FTSE NAREIT All REITs**  
**Summary of Dividends and FFO by Property Sector**  
**March 31, 2014**

Sector	Number of Companies	Implied Market Cap (\$M)	2014: Q1			2014: YTD		
			Total Dividends (\$M)	Funds From Operations (\$M)	Payout Ratio (%)	Total Dividends (\$M)	Funds From Operations (\$M)	Payout Ratio (%)
Industrial/Office	35	132,065	689.4	1,609.0	42.8	689.4	1,609.0	42.8
Office	21	83,744	281.7	999.1	28.2	281.7	999.1	28.2
Industrial	8	30,666	221.2	326.9	67.7	221.2	326.9	67.7
Mixed	6	17,654	186.5	283.0	65.9	186.5	283.0	65.9
Retail	37	200,348	648.9	2,248.1	28.9	648.9	2,248.1	28.9
Shopping Centers	22	60,019	124.8	451.2	27.7	124.8	451.2	27.7
Regional Malls	9	108,834	334.2	1,592.8	21.0	334.2	1,592.8	21.0
Free Standing	6	31,494	189.9	204.0	93.1	189.9	204.0	93.1
Residential	20	99,494	438.0	1,174.3	37.3	438.0	1,174.3	37.3
Apartments	17	93,116	386.6	1,065.4	36.3	386.6	1,065.4	36.3
Manufactured Homes	3	6,379	51.4	108.9	47.2	51.4	108.9	47.2
Diversified	30	73,347	347.9	771.9	45.1	347.9	771.9	45.1
Lodging/Resorts	19	49,585	270.2	512.4	52.7	270.2	512.4	52.7
Health Care	15	83,891	667.9	975.5	68.5	667.9	975.5	68.5
Self Storage	4	41,036	316.0	432.1	73.1	316.0	432.1	73.1
Timber	5	34,992	294.8	-	-	294.8	-	-
Infrastructure	4	60,360	128.9	752.1	17.1	128.9	752.1	17.1
<b>Equity REITs</b>	<b>171</b>	<b>775,119</b>	<b>3,802.0</b>	<b>8,506.3</b>	<b>44.7</b>	<b>3,802.0</b>	<b>8,506.3</b>	<b>44.7</b>
Commercial Financing	13	21,779	178.0	-	-	178.0	-	-
Home Financing	27	49,539	287.3	-	-	287.3	-	-
<b>Mortgage REITs</b>	<b>40</b>	<b>71,318</b>	<b>465.2</b>	<b>-</b>	<b>-</b>	<b>465.2</b>	<b>-</b>	<b>-</b>

Notes:

<sup>1</sup> Implied market cap is the sum of Operating Partnership units plus common shares outstanding, multiplied by share price.

Source: NAREIT®, SNL Financial.



## U.S. Public REIT Industry Balance Sheet Stock Exchange-Listed and Non-Listed REITs

*(Based on financial reports as of December 31, 2013)*

	Stock Exchange-Listed		Non-Listed		Industry Total	Listed	Non-Listed
	Equity	Mortgage	Equity	Mortgage			
<b>Number of Firms</b>	172	48	69	20	309	71.2	28.8
	(Billions of dollars)					(Percent of total)	
<b>Total Assets</b>	732	477	73	4	1,286	94.0	6.0
<b>Total Liabilities plus Mezzanine</b>	412	413	34	2	861	95.8	4.2
<b>Total Shareholder Equity</b>	320	64	39	2	425	90.4	9.6
<b>Total Liabilities plus Shareholder Equity</b>	732	477	73	4	1,286	94.0	6.0
<b>As of June 30, 2014</b>							
<i>Estimated Gross Asset Value</i>	1,099	477	105	4	1,685 <sup>1</sup>	93.5	6.5
<i>Equity Market Capitalization</i>	743	71	-	-	814	100.0	-

Source: SNL Financial, NAREIT.

<sup>1</sup>Does not include assets of private REITs or non-consolidated joint ventures.

## Summary of Financial Leverage by Property Sector 2014: Q3

(Publicly Traded Real Estate Investment Trusts)

Sector	Number of Companies	Implied Market Capitalization	Debt Ratio	Interest Coverage	Fixed Charge Coverage
Industrial/Office	35	127,326,286	38.2	4.08	3.77
Office	21	82,564,309	39.6	3.96	3.74
Industrial	8	28,424,954	33.1	4.52	4.27
Mixed	6	16,337,024	38.8	4.17	3.45
Retail	37	197,396,619	34.5	3.42	3.16
Shopping Centers	22	59,886,302	37.9	3.92	3.49
Regional Malls	9	107,810,316	34.3	3.08	2.96
Free Standing	6	29,700,001	27.4	3.48	3.07
Residential	20	97,001,451	33.8	4.80	4.63
Apartments	17	90,441,957	33.6	4.96	4.83
Manufactured Homes	3	6,559,494	37.0	3.40	3.05
Diversified	30	71,558,405	36.5	3.80	3.30
Lodging/Resorts	19	48,128,445	32.5	5.11	4.39
Health Care	15	80,620,071	35.3	4.00	3.85
Self Storage	4	40,066,341	9.3	14.01	5.81
Timber	5	29,500,304	25.0	4.91	4.57
Infrastructure	4	64,292,885	28.5	3.92	3.68
<b>Equity Totals</b>	<b>169</b>	<b>755,890,806</b>	<b>33.5</b>	<b>4.14</b>	<b>3.77</b>
Commercial Financing	13	18,737,936	59.4	2.51	2.09
Home Financing	27	45,863,322	86.1	2.64	2.48
<b>Mortgage Totals</b>	<b>40</b>	<b>64,601,258</b>	<b>82.8</b>	<b>2.61</b>	<b>2.38</b>
<b>Industry Totals</b>	<b>209</b>	<b>820,492,064</b>	<b>40.2</b>	<b>3.97</b>	<b>3.62</b>

Notes:

<sup>1</sup> Implied market capitalization is the sum of Operating Partnership units plus common shares outstanding, multiplied by share price; data presented in thousands of dollars.

Source: NAREIT®, SNL Financial.

## FTSE EPRA/NAREIT Global Real Estate Index Series Developed Markets

(Percent change, as of December 31, 2014)

(All values based in US dollars)

Period	Global			North America			Asia			Europe		
	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend
	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield
<b>Annual (including current year to date)</b>												
2005	15.35	10.67	3.78	13.21	8.09	4.44	23.37	18.63	3.32	9.43	6.03	2.75
2006	42.35	37.50	3.02	36.26	30.89	3.64	36.49	32.15	2.88	66.99	62.79	2.00
2007	-6.96	-9.98	3.74	-14.92	-18.25	4.84	14.80	11.67	2.84	-24.50	-26.63	3.60
2008	-47.72	-50.21	6.86	-40.63	-43.88	7.79	-52.48	-54.43	5.72	-51.13	-53.30	7.15
2009	38.26	31.75	3.92	32.22	25.18	3.83	43.43	37.82	3.76	40.45	33.00	4.48
2010	20.40	15.88	3.66	28.65	23.63	3.70	17.21	13.23	3.42	9.23	4.41	4.16
2011	-5.82	-9.40	4.20	8.19	4.11	3.93	-19.61	-22.56	4.28	-12.34	-16.01	5.02
2012	28.65	23.79	3.62	18.14	13.82	3.79	45.52	40.35	3.14	30.70	24.51	4.29
2013	4.39	0.72	3.73	1.27	-2.56	4.18	4.37	1.21	3.01	16.21	11.64	3.87
2014	15.89	11.73	3.35	28.15	23.23	3.65	0.22	-2.97	2.84	10.41	6.49	3.22
<b>Quarter (including current quarter to date)</b>												
2013: Q4	-0.49	-1.37	0.88	-0.63	-1.69	1.06	-2.84	-3.65	0.80	5.92	5.51	0.40
2014: Q1	4.01	3.14	0.87	9.40	8.32	1.08	-4.68	-5.36	0.67	5.98	5.32	0.66
Q2	7.88	6.53	1.34	7.02	5.98	1.03	9.24	7.94	1.31	8.12	5.67	2.46
Q3	-4.43	-5.11	0.68	-3.38	-4.33	0.95	-4.89	-5.31	0.42	-7.16	-7.43	0.28
Q4	8.07	7.16	0.91	13.28	12.20	1.09	1.20	0.31	0.88	3.78	3.37	0.40
<b>Month</b>												
2014: Jul	0.33	0.18	0.15	-0.07	-0.25	0.18	2.36	2.22	0.14	-2.23	-2.33	0.09
Aug	1.53	1.31	0.22	2.88	2.58	0.30	-0.57	-0.69	0.12	1.12	0.99	0.13
Sep	-6.18	-6.50	0.32	-6.02	-6.50	0.48	-6.55	-6.73	0.18	-6.09	-6.16	0.08
Oct	6.65	6.47	0.19	9.56	9.35	0.21	4.09	3.93	0.15	1.79	1.62	0.18
Nov	0.87	0.60	0.27	1.83	1.55	0.28	-2.10	-2.41	0.31	3.22	3.09	0.13
Dec	0.46	0.05	0.41	1.53	1.03	0.50	-0.69	-1.10	0.41	-1.23	-1.32	0.09
<b>Historical (compound annual rates at month-end)</b>												
1-Year	15.89	11.73		28.15	23.23		0.22	-2.97		10.41	6.49	
3-Year	15.89	11.69		15.31	10.97		15.03	11.29		18.81	13.96	
5-Year	12.03	7.90		16.37	11.96		7.48	3.86		9.93	5.36	
10-Year	6.90	2.77		8.20	3.64		6.57	2.88		4.28	0.21	
15-Year	10.14	5.58		12.58	7.25		7.50	3.78		10.04	5.78	
20-Year	9.53	4.88		12.29	6.36		7.33	3.69		9.25	5.06	

Source: FTSE™, EPRA®, NAREIT®.

**Glossary of REITWatch terms:**

<b>REIT Name:</b>	Full name of the company.
<b>Ticker:</b>	The company's stock exchange symbol.
<b>Share Price (\$):</b>	The closing price per share on the date noted.
<b>52-Week Share Price (\$):</b>	The high and low closing prices for the shares over the previous 52 weeks.
<b>Price/FFO Multiples:</b>	Price on the date indicated divided by the FactSet mean FFO estimate for the current and following year.
<b>FFO per Share Estimates (\$):</b>	FactSet mean FFO estimate for the current and following year.
<b>FFO Growth (%):</b>	The percentage change between the current and following year mean FFO estimate as reported by FactSet.
<b>Debt/EBITDA Multiples</b>	Average Total Debt over the prior 2 quarters divided by the the most recent quarter's annualized EBITDA.
<b>FFO Payout (%):</b>	Regular cash dividends paid on the company's primary issue of common stock as a percent of funds from operations, on a per-share basis.
<b>Dividend Yield (%):</b>	The current indicated dividend rate annualized and divided by the current stock price.
<b>Dividend Spread (%):</b>	The difference between the REIT dividend yield and the 10-year constant maturity treasury yield.
<b>Total Returns (%):</b>	Total returns are calculated by taking the closing price for the current period, adding any dividends with an ex-dividend date in that period then subtracting the closing price for the previous period and dividing the result by the closing price of the prior period.
<b>Month:</b>	The monthly total return as calculated at month-end.
<b>Year to Date:</b>	The total return for the calendar year through the latest month-end.
<b>One Year:</b>	The total return for the previous year.
<b>Two Year:</b>	The annualized total return for the previous 2 years.
<b>Three Year:</b>	The annualized total return for the previous 3 years.
<b>Five Year:</b>	The annualized total return for the previous 5 years.
<b>Equity Market Capitalization (\$ Millions):</b>	Price on the date indicated times the number of common shares outstanding.
<b>Implied Market Capitalization (\$ Millions):</b>	Price on the date indicated times the number of shares outstanding including Operating Partnership Units.
<b>Debt Ratio (%):</b>	A leverage ratio calculated by taking the REIT's total debt and dividing it by the total market capitalization. Total capitalization is the sum of implied market capitalization and total debt.
<b>Long-Term Issuer Rating:</b>	The long-term credit rating, as announced by Standard & Poors, and obtained from SNL Financial.
<b>Average Share Volume:</b>	The average number of shares traded daily over the past month, represented in thousands.
<b>Average Daily Dollar Volume:</b>	The average of the daily value of shares traded over the past month, represented in thousands. Daily value is computed by multiplying shares traded by the closing price on that date.
<b>Relative Liquidity (%):</b>	Average daily dollar volume divided by equity market capitalization.





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