

Date	US Treasury	Standard & Poors		Dow Jones	Russell 2000 Total Return Indexes			NASDAQ	FTSE NAREIT All REIT Index	
	10-Year Note ¹	S&P 500	Utilities ²	Industrials ³	2000	Growth	Value	Composite ³	Total	Price
End of Year Values										
2005	4.40	1,887.94	3,348.12	10,717.50	2,812.35	2,273.38	4,740.89	2,205.32	3,075.06	154.73
2006	4.71	2,186.13	4,050.79	12,463.15	3,328.90	2,576.77	5,854.03	2,415.29	4,131.39	198.53
2007	4.03	2,306.23	4,836.04	13,264.82	3,276.77	2,758.34	5,281.67	2,652.28	3,394.71	156.07
2008	2.25	1,452.98	3,434.53	8,776.39	2,169.65	1,695.28	3,753.98	1,577.03	2,127.27	92.02
2009	3.84	1,837.50	3,707.11	10,428.05	2,759.17	2,279.62	4,526.44	2,269.15	2,711.15	110.33
End of Month Values										
Mar-10	3.83	1,936.48	3,707.69	10,856.63	3,003.36	2,453.18	4,979.91	2,397.96	2,970.74	119.50
Apr-10	3.66	1,967.05	3,805.19	11,008.61	3,173.33	2,556.16	5,328.35	2,461.19	3,166.23	127.10
May-10	3.30	1,809.98	3,591.83	10,136.63	2,932.63	2,387.14	4,878.11	2,257.04	2,997.91	120.00
Jun-10	2.95	1,715.23	3,569.01	9,774.02	2,705.37	2,226.97	4,452.28	2,109.24	2,862.01	113.81
End of Week Values										
4-Jun-10	3.20	1,769.72	NA	9,931.97	2,810.36	2,311.40	4,630.86	2,219.17	2,829.17	113.23
11-Jun-10	3.22	1,815.26	NA	10,211.07	2,878.20	2,359.47	4,756.91	2,243.60	3,036.98	121.37
18-Jun-10	3.23	1,858.70	NA	10,450.64	2,958.31	2,422.84	4,893.53	2,309.80	3,109.62	124.16
25-Jun-10	3.12	1,791.24	NA	10,143.81	2,861.88	2,346.87	4,728.49	2,223.48	3,026.17	120.64
Current Week's Daily Index Values										
28-Jun-10	3.03	1,787.94	NA	10,138.52	2,847.30	2,342.22	4,689.17	2,220.65	2,988.85	118.93
29-Jun-10	2.97	1,732.55	NA	9,870.30	2,733.93	2,247.69	4,505.11	2,135.18	2,891.91	115.02
30-Jun-10	2.95	1,715.23	NA	9,774.02	2,705.37	2,226.97	4,452.28	2,109.24	2,862.01	113.81
1-Jul-10	2.93	1,709.77	NA	9,732.53	2,684.52	2,210.16	4,417.26	2,101.36	2,856.67	113.56
Date	US Treasury	Standard & Poors		Dow Jones	Russell 2000 Total Return Indexes			NASDAQ	FTSE NAREIT All REIT Index	
	10-Year Note ¹	S&P 500	Utilities ²	Industrials ³	2000	Growth	Value	Composite ³	Total	Price
Annual Percentage Change¹										
2006	0.31	15.79	20.99	16.29	18.37	13.35	23.48	9.52	34.35	28.31
2007	-0.68	5.49	19.38	6.43	-1.57	7.05	-9.78	9.81	-17.83	-21.39
2008	-1.78	-37.00	-28.98	-33.84	-33.79	-38.54	-28.92	-40.54	-37.34	-41.04
2009	1.59	26.46	7.94	18.82	27.17	34.47	20.58	43.89	27.45	19.90
2010	-0.92	-6.95	-3.73	-6.67	-2.71	-3.05	-2.41	-7.39	5.37	2.93
Monthly Percentage Change (Including Current Month to Date)¹										
Apr-10	-0.17	1.58	2.63	1.40	5.66	4.20	7.00	2.64	6.58	6.36
May-10	-0.36	-7.99	-5.61	-7.92	-7.59	-6.61	-8.45	-8.29	-5.32	-5.59
Jun-10	-0.35	-5.23	-0.64	-3.58	-7.75	-6.71	-8.73	-6.55	-4.53	-5.16
Jul-10	-0.03	-0.32	NA	-0.42	-0.77	-0.76	-0.79	-0.37	-0.19	-0.22
Weekly Percentage Change (Including Current Week to Date)¹										
11-Jun-10	0.02	2.57	NA	2.81	-4.17	-3.17	-5.07	1.10	7.35	7.19
18-Jun-10	0.01	2.39	NA	2.35	2.41	2.08	2.72	2.95	2.39	2.30
25-Jun-10	-0.11	-3.63	NA	-2.94	2.78	2.69	2.87	-3.74	-2.68	-2.84
1-Jul-10	-0.19	-4.55	NA	-4.05	-3.26	-3.14	-3.37	-5.49	-5.60	-5.87
Latest Daily Percentage Change¹										
1-Jul-10	-0.03	-0.32	NA	-0.42	-0.77	-0.76	-0.79	-0.37	-0.19	-0.22

Source: FTSE™, NAREIT®.

Notes:

¹ Ten-year Treasury Note yield changes in percentage points.

² Monthly returns only. Year-to-date total return is at month-end.

³ Price only returns.

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Period	All REIT Index			Composite REIT Index			Real Estate 50 Index™ ¹			Equity REIT Index			Mortgage REIT Index			Hybrid REIT Index		
	Returns (%)	Price	Dividend Yield ²	Returns (%)	Price	Dividend Yield ²	Returns (%)	Price	Dividend Yield ²	Returns (%)	Price	Dividend Yield ²	Returns (%)	Price	Dividend Yield ²	Returns (%)	Price	Dividend Yield ²
Annual (including current year to date)																		
2005	8.29	2.51	5.06	8.29	2.51	5.06	13.67	8.51	4.07	12.16	6.67	4.57	-23.19	-30.87	10.68	-10.83	-17.16	7.97
2006	34.35	28.31	4.06	34.02	27.98	4.11	35.64	30.28	3.67	35.06	29.51	3.69	19.32	8.43	9.19	40.95	31.20	6.33
2007	-17.83	-21.39	5.29	-17.83	-21.42	5.35	-16.34	-19.57	4.77	-15.69	-19.05	4.91	-42.35	-47.69	10.52	-34.77	-40.17	12.16
2008	-37.34	-41.04	8.37	-37.84	-41.56	8.32	-37.31	-40.78	7.22	-37.73	-41.12	7.56	-31.31	-40.46	14.47	-75.53	-78.38	49.56
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	24.63	8.26	14.86	41.30	35.47	20.06
2010	5.37	2.93	4.93	5.26	2.81	4.99	4.95	2.55	4.87	5.38	3.28	4.17	3.44	-3.12	14.45	22.45	20.39	4.05
Quarter (including current quarter to date)																		
2009: Q2	27.49	25.39	6.75	27.28	25.17	6.81	26.88	24.88	6.26	28.85	26.99	5.86	14.89	10.63	15.49	1.43	-0.09	14.80
Q3	31.52	29.86	4.89	32.00	30.31	4.92	32.53	30.95	4.49	33.28	31.86	4.02	20.48	16.30	13.87	16.82	15.31	12.83
Q4	8.25	6.86	4.63	8.46	7.04	4.69	9.33	7.98	4.48	9.39	8.25	3.73	-1.25	-5.31	14.86	11.83	11.84	20.06
2010: Q1	9.57	8.31	4.58	9.46	8.20	4.64	8.58	7.34	4.50	10.02	8.89	3.86	2.41	-0.47	13.81	45.35	43.85	12.69
Q2	-3.66	-4.76	4.92	-3.66	-4.77	4.98	-3.22	-4.30	4.86	-4.06	-4.96	4.16	1.35	-2.35	14.40	-14.29	-14.82	3.98
Q3	-0.19	-0.22	4.93	-0.18	-0.22	4.99	-0.13	-0.17	4.87	-0.16	-0.20	4.17	-0.35	-0.32	14.45	-1.72	-1.75	4.05
Month (including current month to date)																		
February	5.06	4.73	4.99	5.08	4.74	5.07	5.33	4.94	4.96	5.34	4.97	4.16	2.08	2.18	14.52	14.02	12.86	15.21
March	9.42	8.70	4.58	9.36	8.65	4.64	8.94	8.27	4.50	10.18	9.67	3.86	0.47	-2.44	13.81	9.11	9.12	12.69
April	6.58	6.36	4.30	6.59	6.36	4.36	6.35	6.15	4.22	6.94	6.74	3.61	1.50	0.94	13.60	27.88	27.05	9.99
May	-5.32	-5.59	4.62	-5.30	-5.57	4.68	-4.83	-5.14	4.55	-5.55	-5.83	3.92	-1.72	-1.71	13.90	-16.19	-16.20	3.19
June	-4.53	-5.16	4.92	-4.56	-5.18	4.98	-4.38	-4.96	4.86	-5.02	-5.44	4.16	1.60	-1.58	14.40	-20.03	-19.99	3.98
July	-0.19	-0.22	4.93	-0.18	-0.22	4.99	-0.13	-0.17	4.87	-0.16	-0.20	4.17	-0.35	-0.32	14.45	-1.72	-1.75	4.05
Week (including current week to date)																		
28-May-10	2.44	2.42	4.62	2.41	2.41	4.68	2.34	2.34	4.55	2.15	2.14	3.92	5.69	5.67	13.90	2.59	2.59	3.19
4-Jun-10	-5.63	-5.64	4.89	-5.63	-5.65	4.96	-5.49	-5.51	4.82	-6.01	-6.03	4.17	-0.97	-0.95	14.04	-9.04	-9.01	3.50
11-Jun-10	7.35	7.19	4.60	7.41	7.28	4.65	7.61	7.45	4.52	7.82	7.67	3.90	3.05	3.03	13.62	0.88	0.87	3.47
18-Jun-10	2.39	2.30	4.50	2.34	2.25	4.54	2.28	2.18	4.42	2.37	2.32	3.81	1.98	1.39	13.43	0.58	0.56	3.45
25-Jun-10	-2.68	-2.84	4.66	-2.72	-2.87	4.71	-2.80	-2.98	4.59	-3.01	-3.04	3.93	0.72	-0.91	13.90	-1.77	-1.77	3.51
1-Jul-10	-5.60	-5.87	4.93	-5.60	-5.87	4.99	-5.53	-5.73	4.87	-5.76	-6.00	4.17	-3.41	-4.31	14.45	-13.30	-13.29	4.05
Historical (compound annual rates at month-end)																		
1-Year	50.29	43.14		50.97	43.73		52.27	45.26		53.90	47.72		23.50	7.03		62.76	58.03	
3-Year	-9.36	-14.36		-9.59	-14.63		-8.87	-13.62		-9.00	-13.50		-13.82	-24.79		-33.34	-38.60	
5-Year	-0.80	-5.92		-0.97	-6.13		0.32	-4.44		0.20	-4.47		-12.70	-22.71		-17.99	-24.17	
10-Year	9.43	2.95		9.34	2.84		9.81	4.04		9.86	3.77		8.75	-4.16		2.19	-5.63	
15-Year	9.20	2.37		9.14	2.30		NA	NA		9.76	3.25		5.13	-6.24		-0.39	-8.66	
20-Year	9.78	2.37		9.73	2.31		NA	NA		10.40	3.53		5.72	-6.22		2.59	-6.19	
25-Year	7.88	-0.09		7.84	-0.13		NA	NA		9.69	2.41		3.10	-8.60		1.17	-8.07	
30-Year	10.00	1.57		9.96	1.53		NA	NA		11.71	4.01		5.23	-6.66		4.70	-4.69	
35-Year	11.37	2.57		11.34	2.54		NA	NA		13.10	4.83		6.83	-4.98		6.77	-2.73	

Source: FTSE™, NAREIT®.

Notes:

¹ The Real Estate 50 Index™ is a supplemental benchmark to measure the performance of larger and more frequently traded equity real estate investment trusts

² Dividend yield quoted in percent for the period end.

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Property Sector/Subsector	Number of REITs	Period to Date Performance (%)						Compound Annual Total Returns Through Prior Month's Close (%)			
		Dividend Yield	Price Return 1-Jul-10	Total Returns			1-Year	3-Year	5-Year	10-year	
				1-Jul-10	M-T-D	Q-T-D					Y-T-D
FTSE NAREIT Equity REITs	111	4.17	-0.20	-0.16	-0.16	-0.16	5.38	53.90	-9.00	0.20	9.86
Industrial/Office	29	4.38	-0.41	-0.22	-0.22	-0.22	-3.67	46.01	-17.10	-4.64	5.57
Industrial	8	5.35	-0.39	0.01	0.01	0.01	-13.77	29.84	-30.20	-14.09	1.66
Office	15	3.66	-0.53	-0.37	-0.37	-0.37	0.38	56.80	-11.20	-0.24	7.47
Mixed	6	5.95	0.03	0.03	0.03	0.03	-3.16	31.60	-14.08	-4.38	5.31
Retail	26	4.10	0.07	0.07	0.07	0.07	5.60	52.39	-14.63	-4.92	11.47
Shopping Centers	16	4.15	0.03	0.03	0.03	0.03	3.22	33.87	-17.30	-6.42	9.10
Regional Malls	6	3.66	0.13	0.12	0.12	0.12	6.15	72.04	-16.08	-5.98	12.77
Free Standing	4	6.46	-0.03	-0.03	-0.03	-0.03	12.63	40.75	8.53	8.34	16.21
Residential	16	3.81	-0.23	-0.23	-0.23	-0.23	15.42	74.27	-3.55	4.91	10.46
Apartments	14	3.78	-0.29	-0.29	-0.29	-0.29	15.95	75.85	-3.67	5.10	10.71
Manufactured Homes	2	4.26	1.09	1.09	1.09	1.09	5.78	47.32	-0.43	0.95	6.06
Diversified	7	4.08	-0.14	-0.13	-0.13	-0.13	5.43	58.58	-9.76	-0.27	9.68
Lodging/Resorts	11	1.63	-0.97	-0.96	-0.96	-0.96	9.69	71.67	-17.42	-4.53	4.56
Health Care	12	5.79	-0.15	-0.14	-0.14	-0.14	4.75	49.55	10.48	10.66	20.19
Self Storage	4	3.56	0.12	0.12	0.12	0.12	9.60	41.68	4.86	8.10	16.76
Specialty	6	4.43	-0.16	-0.15	-0.15	-0.15	6.51	42.61	3.84	9.07	5.47
FTSE NAREIT Hybrid REITs	3	4.05	-1.75	-1.72	-1.72	-1.72	22.45	62.76	-33.34	-17.99	2.19
FTSE NAREIT Mortgage REITs	20	14.45	-0.32	-0.35	-0.35	-0.35	3.44	23.50	-13.82	-12.70	8.75
Home Financing	15	14.82	-0.29	-0.30	-0.30	-0.30	3.69	24.11	-5.94	-9.31	11.32
Commercial Financing	5	6.51	-1.36	-1.38	-1.38	-1.38	-2.03	2.51	-54.83	-38.75	-9.80

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