

Date	US Treasury 10-Year Note ¹	Standard & Poors		Dow Jones Industrials ³	Russell 2000 Total Return Indexes			NASDAQ Composite ³	FTSE NAREIT All REIT Index	
		S&P 500	Utilities ²		2000	Growth	Value		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										
Nov-09	3.20	1,802.68	3,641.77	10,344.84	2,553.62	2,099.92	4,207.74	2,144.60	2,547.43	104.47
Dec-09	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
Jan-10	3.61	1,771.40	3,653.95	10,067.33	2,657.61	2,177.65	4,393.77	2,147.35	2,584.32	104.97
Feb-10	3.59	1,826.27	3,608.32	10,325.26	2,777.32	2,272.62	4,597.50	2,238.26	2,715.02	109.94
End of Week Values										
12-Feb-10	3.69	1,776.50	NA	10,099.14	2,697.29	2,223.35	4,434.60	2,183.53	2,557.35	103.62
19-Feb-10	3.78	1,833.09	NA	10,402.35	2,789.93	2,284.30	4,615.83	2,243.87	2,689.47	108.92
26-Feb-10	3.59	1,826.27	NA	10,325.26	2,777.32	2,272.62	4,597.50	2,238.26	2,715.02	109.94
5-Mar-10	3.68	1,883.28	NA	10,566.20	2,943.34	2,408.99	4,871.38	2,326.35	2,815.29	113.98
Current Week's Daily Index Values										
8-Mar-10	3.71	1,883.29	NA	10,552.52	2,948.29	2,412.44	4,880.68	2,332.21	2,844.61	115.15
9-Mar-10	3.70	1,886.60	NA	10,564.38	2,959.84	2,421.01	4,901.48	2,340.68	2,858.91	115.72
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	-0.14	2.67	NA	1.31	7.27	6.20	8.29	3.15	5.45	4.89
Monthly Percentage Change (Including Current Month to Date)¹										
Dec-09	0.64	1.93	1.79	0.80	8.05	8.56	7.57	5.81	6.43	5.61
Jan-10	-0.23	-3.60	-1.43	-3.46	-3.68	-4.47	-2.93	-5.37	-4.68	-4.86
Feb-10	-0.02	3.10	-1.25	2.56	4.50	4.36	4.64	4.23	5.06	4.73
Mar-10	0.11	3.30	NA	2.32	6.57	6.53	6.61	4.58	5.30	5.26
Weekly Percentage Change (Including Current Week to Date)¹										
19-Feb-10	0.09	3.19	NA	3.00	3.03	3.43	2.65	2.76	5.17	5.11
26-Feb-10	-0.19	-0.37	NA	-0.74	3.43	2.74	4.09	-0.25	0.95	0.94
5-Mar-10	0.09	3.12	NA	2.33	-0.45	-0.51	-0.40	3.94	3.69	3.67
9-Mar-10	0.02	0.18	NA	-0.02	5.98	6.00	5.96	0.62	1.55	1.53
Latest Daily Percentage Change¹										
9-Mar-10	-0.01	0.18	NA	0.11	0.39	0.36	0.43	0.36	0.50	0.50

Source: FTSE Group and the National Association of Real Estate Investments Trusts®.

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

² Monthly returns only. Year-to-date total return is through end of prior month.

³ Price only returns.

Disclaimer: The FTSE NAREIT US Real Estate Index is calculated by FTSE International Limited (FTSE).

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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		
	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend
	Total	Price	Yield ²	Total	Price	Yield ²	Total	Price	Yield ²	Total	Price	Yield ²	Total	Price	Yield ²	Total	Price	Yield ²
Annual (including current year to date)																		
2004	30.41	22.87	4.97	30.41	22.87	4.97	34.99	28.32	4.24	31.58	24.35	4.66	18.43	7.90	8.15	23.90	15.70	6.24
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	5.45	4.89	4.74	5.37	4.80	4.82	4.64	4.03	4.73	5.48	4.85	3.94	3.12	3.12	14.35	43.76	42.27	14.09
Quarter (including current quarter to date)																		
2009: Q1	-29.78	-31.09	9.65	-29.87	-31.19	9.72	-30.59	-31.84	9.06	-31.87	-33.09	9.02	-8.82	-11.13	15.44	6.64	5.14	15.05
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	5.45	4.89	4.74	5.37	4.80	4.82	4.64	4.03	4.73	5.48	4.85	3.94	3.12	3.12	14.35	43.76	42.27	14.09
Month (including current month to date)																		
2009: Nov	6.84	6.52	4.74	6.95	6.60	4.79	7.47	7.07	4.39	6.91	6.54	3.88	7.13	7.02	14.03	11.23	11.26	13.09
December	6.43	5.61	4.63	6.48	5.67	4.69	6.41	5.66	4.48	7.15	6.60	3.73	-0.76	-4.32	14.86	14.11	14.12	20.06
2010: Jan	-4.68	-4.86	5.05	-4.74	-4.91	5.11	-5.37	-5.53	4.95	-5.21	-5.40	4.14	-0.15	-0.16	14.82	16.84	16.81	17.17
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	5.30	5.26	4.74	5.26	5.23	4.82	4.98	4.94	4.73	5.64	5.60	3.94	1.17	1.07	14.35	7.91	7.92	14.09
Week (including current week to date)																		
12-Feb-10	-0.84	-1.05	5.31	-0.89	-1.09	5.40	-1.11	-1.36	5.29	-0.50	-0.73	4.43	-4.86	-4.89	15.28	0.26	0.26	18.23
19-Feb-10	5.17	5.11	5.04	5.16	5.10	5.12	5.25	5.19	5.02	5.43	5.36	4.19	1.99	2.09	14.98	17.08	17.04	15.57
26-Feb-10	0.95	0.94	4.99	0.98	0.97	5.07	1.09	1.08	4.96	0.78	0.76	4.16	3.16	3.15	14.52	2.41	2.39	15.21
5-Mar-10	3.69	3.67	4.81	3.65	3.63	4.89	3.41	3.39	4.80	3.92	3.90	4.00	0.55	0.46	14.44	7.67	7.70	14.12
9-Mar-10	1.55	1.53	4.74	1.56	1.54	4.82	1.52	1.50	4.73	1.65	1.63	3.94	0.61	0.61	14.35	0.23	0.20	14.09
Historical (compound annual rates through end of previous month)																		
1-Year	89.78	78.97		90.32	79.38		91.15	80.61		95.19	85.47		46.07	27.18		134.53	122.58	
3-Year	-14.38	-19.02		-14.56	-19.24		-14.40	-18.74		-14.14	-18.38		-17.65	-27.30		-32.65	-38.28	
5-Year	0.31	-4.90		0.14	-5.10		1.65	-3.15		1.49	-3.32		-12.85	-22.34		-16.56	-23.10	
10-Year	10.31	3.66		10.22	3.55		10.92	5.02		10.71	4.42		9.24	-3.55		4.56	-3.85	
15-Year	9.24	2.36		9.18	2.29		NA	NA		9.75	3.17		5.79	-5.54		0.47	-7.98	
20-Year	9.46	1.81		9.41	1.76		NA	NA		10.14	2.96		5.48	-6.37		2.71	-6.30	
25-Year	7.84	-0.16		7.81	-0.20		NA	NA		9.78	2.45		3.16	-8.42		1.49	-7.85	
30-Year	10.05	1.42		10.02	1.38		NA	NA		11.45	3.31		5.79	-6.06		5.31	-4.20	
35-Year	11.60	2.72		11.57	2.69		NA	NA		13.24	4.91		7.13	-4.67		7.45	-2.19	

Source: FTSE Group and the National Association of Real Estate Investments Trusts®.

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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Returns

National Association of Real Estate Investment Trusts®

March 9, 2010

Property Sector/Subsector	Number of REITs	Period to Date Performance (%)						Compound Annual Total Returns Through Prior Month's Close (%)			
		Dividend Yield	Price Return 9-Mar-10	Total Returns			1-Year	3-Year	5-Year	10-year	
				9-Mar-10	M-T-D	Q-T-D					Y-T-D
FTSE NAREIT Equity REITs	106	3.94	0.53	0.53	5.64	5.48	5.48	95.19	-14.14	1.49	10.71
Industrial/Office	26	4.01	0.36	0.36	6.13	3.49	3.49	95.41	-20.46	-2.59	7.41
Industrial	7	4.52	1.32	1.32	5.75	1.72	1.72	112.80	-30.73	-11.04	4.50
Office	14	3.44	0.07	0.08	6.48	4.92	4.92	97.38	-15.57	1.67	8.88
Mixed	5	5.65	-0.02	-0.03	5.19	0.42	0.42	71.89	-18.83	-3.69	7.29
Retail	25	3.52	0.84	0.84	5.36	8.24	8.24	107.52	-19.98	-2.85	12.22
Shopping Centers	15	3.84	0.35	0.35	5.87	10.14	10.14	72.42	-21.99	-4.12	10.65
Regional Malls	6	2.74	1.12	1.12	4.95	6.40	6.40	162.61	-21.75	-3.66	13.01
Free Standing	4	6.40	1.54	1.55	5.30	10.35	10.35	66.31	3.61	8.23	15.89
Residential	16	4.03	0.60	0.60	4.62	7.00	7.00	108.39	-9.58	5.17	10.84
Apartments	14	4.01	0.65	0.65	4.66	7.22	7.22	110.91	-9.81	5.32	11.08
Manufactured Homes	2	4.29	-0.30	-0.30	4.03	2.99	2.99	68.94	-3.82	2.15	6.82
Diversified	8	3.89	1.24	1.24	7.87	3.72	3.72	94.81	-15.25	0.76	10.36
Lodging/Resorts	9	1.72	0.00	0.00	6.32	6.48	6.48	198.88	-20.63	-4.50	5.11
Health Care	12	5.74	0.45	0.45	4.52	2.27	2.27	74.37	1.88	11.68	20.40
Self Storage	4	2.77	0.26	0.26	7.41	6.60	6.60	57.65	-6.53	9.36	16.21
Specialty	6	4.39	-0.13	-0.14	5.41	5.59	5.59	65.07	1.99	9.34	5.01
FTSE NAREIT Hybrid REITs	3	14.09	-0.65	-0.62	7.91	43.76	43.76	134.53	-32.65	-16.56	4.56
FTSE NAREIT Mortgage REITs	19	14.35	0.30	0.33	1.17	3.12	3.12	46.07	-17.65	-12.85	9.24
Home Financing	14	14.87	0.37	0.37	1.01	2.80	2.80	46.26	-9.79	-9.30	10.96
Commercial Financing	5	3.13	-0.51	-0.50	4.75	10.62	10.62	30.93	-56.00	-38.28	-7.77

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