

2009 Year-End Tax Reporting Data				Form 1099-DIV								Form 2439				
Note: Companies that have reported data to NAREIT appear in bold type.												(Notice to Shareholder of Undistributed Long-Term Capital Gains)				
16-Mar-10				(Box 1a)	(Box 1b)	(Box 2a)	(Box 2b)	(Box 2d)	(Box 3)	(Box 8)	(Box 9)	(Box 1a)	(Box 1b)	(Box 2)		
REIT	Security Description	Ticker Symbol	Total Cash Distribution Per Share	Total Ordinary Dividend	Qualified Dividends	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain	Collectibles (28%) Gain	Nondividend Distribution (Return of Capital)	Cash Liquidation Distributions	Noncash Liquidation Distributions	Total Undistributed Long -Term Capital Gain	Unrecaptured Section 1250 Gain	Tax paid by the REIT on box 1a Gains	Final/ Estimated	Date Reported
Acadia Realty Trust	Common	AKR	0.570000	0.541087		0.028913	0.021810								Final	14-Jan-10
Agree Realty Corporation	Common	ADC	2.020000	2.020000											Final	6-Jan-10
Alexandria Real Estate Equities, Inc.																
AMB Property Corporation	Common	AMB	1.120000	0.723894		0.396106	0.108605								Final	15-Jan-10
	Preferred L	AMB prL	1.625000	1.050292		0.574708	0.157574								Final	15-Jan-10
	Preferred M	AMB prM	1.687500	1.090688		0.596812	0.163632								Final	15-Jan-10
	Preferred O	AMB prO	1.750000	1.131084		0.618916	0.169695								Final	15-Jan-10
	Preferred P	AMB prP	1.712500	1.106846		0.605654	0.166056								Final	15-Jan-10
American Capital Agency Corp.	Common	AGNC	5.150000	5.007180		0.142820									Final	29-Jan-10
Annaly Capital Management, Inc	Common	NLY	2.540000	2.540000	0.010000										Final	28-Dec-09
	Preferred A	NLY prA	1.960000	1.960000											Final	28-Dec-09
	Preferred B	NLY prB	1.520000	1.520000											Final	28-Dec-09
Apartment Investment & Management Company	Common	AIV	0.400000	0.055915	0.055915	0.344085	0.240366								Final	19-Jan-10
	Preferred G	AIV prG	2.343750	0.327629	0.327629	2.016121	1.408395								Final	19-Jan-10
	Preferred T	AIV prT	2.000000	0.279577	0.279577	1.720423	1.201830								Final	19-Jan-10
	Preferred U	AIV prU	1.937500	0.270840	0.270840	1.666660	1.164273								Final	19-Jan-10
	Preferred V	AIV prV	2.000000	0.279577	0.279577	1.720423	1.201830								Final	19-Jan-10
	Preferred Y	AIV prY	1.968760	0.275210	0.275210	1.693550	1.183058								Final	19-Jan-10
Apollo Commercial RE Finance, Inc.																
Arbor Realty Trust, Inc.	Common	ABR	No Distributions												Final	8-Jan-10
Ashford Hospitality Trust, Inc.																
Associated Estates Realty Corporation	Common	AEC	0.680000	0.191264		0.488736	0.351564								Final	25-Jan-10
	Preferred B	AEC prB	2.175000	0.611762		1.563238	1.124488								Final	25-Jan-10
AvalonBay Communities, Inc	Common	AVB	3.570000	2.463300		1.106700	0.357000								Final	18-Jan-10
BioMed Realty Trust, Inc.	Common	BMR	0.890000	0.449560					0.440440						Final	15-Jan-10
	Preferred A	BMR prA	1.843760	1.843760											Final	15-Jan-10
Boston Properties, Inc.	Common	BXP	2.360000	2.145912	0.001598				0.214088						Final	19-Jan-10
Brandywine Realty Trust	Common	BDN	0.600000	0.600000											Final	19-Jan-10
	Preferred C	BDN prC	1.875000	1.875000											Final	19-Jan-10
	Preferred D	BDN prD	1.843752	1.843752											Final	19-Jan-10
BRE Properties, Inc.	Common	BRE	1.875000	1.618936		0.256064	0.255190									
	Preferred C	BRE prC	1.687500	1.457044		0.230456	0.229672									
	Preferred D	BRE prD	1.687500	1.457044		0.230456	0.229672									
Camden Property Trust	Common	CPT	2.050000	1.739174		0.310826	0.062926								Corrected	21-Jan-10
Capital Trust, Inc.																
CapLease, Inc.																
Capstead Mortgage Corporation	Common	CMO	2.240000	2.240000											Final	19-Jan-10
	Preferred A	CNO prA	1.600000	1.600000											Final	19-Jan-10
	Preferred B	CMO prB	1.260000	1.260000											Final	19-Jan-10
Care Investment Trust, Inc.																
CBL & Associates Properties, Inc.	Common	CBL	0.950000	0.939584		0.010416									Final	20-Jan-10
	Preferred C	CBL prC	1.937500	1.916256		0.021244									Final	20-Jan-10
	Preferred D	CBL prD	1.843750	1.823534		0.020216									Final	20-Jan-10
Cedar Shopping Centers, Inc.	Common	CDR	0.192500	0.192500											Final	
Chimera Investment Corporation	Common	CIM	0.430000	0.430000											Final	1-Feb-10
Cogdell Spencer Inc.																
Colonial Properties Trust	Common	CLP	0.700000	0.673391		0.026609	0.026609								Final	22-Jan-10
	Preferred D	CLP prD	2.031250	1.954035		0.077215	0.077215								Final	22-Jan-10
Colony Financial																
Corporate Office Properties Trust	Common	OFC	1.530000	1.338787					0.191213						Final	25-Jan-10
	Preferred G	OFC prG	2.000000	2.000000											Final	25-Jan-10
	Preferred H	OFC prH	1.875200	1.875200											Final	25-Jan-10
	Preferred J	OFC prJ	1.906400	1.906400											Final	25-Jan-10
	Preferred K	OFC prK	2.800000	2.800000											Final	25-Jan-10
Cousins Properties Incorporated	Common	CUZ	0.740000	0.549006		0.190994									Final	19-Jan-10
	Preferred A	CUZ prA	1.937500	1.290594		0.646906									Final	19-Jan-10
	Preferred B	CUZ prB	1.875000	1.248962		0.626038									Final	19-Jan-10

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16-Mar-10				(Box 1a)	(Box 1b)	(Box 2a)	(Box 2b)	(Box 2d)	(Box 3)	(Box 8)	(Box 9)	(Box 1a)	(Box 1b)	(Box 2)		
REIT	Security Description	Ticker Symbol	Total Cash Distribution Per Share	Total Ordinary Dividend	Qualified Dividends	Total Capital Gain Distribution	Unrecaptured Section 1250 Gain	Collectibles (28%) Gain	Nondividend Distribution (Return of Capital)	Cash Liquidation Distributions	Noncash Liquidation Distributions	Total Undistributed Long -Term Capital Gain	Unrecaptured Section 1250 Gain	Tax paid by the REIT on box 1a Gains	Final/ Estimated	Date Reported
CreXus Investment Corp.	Common	DCT	0.310000	0.211327	0.005084	0.070614	0.005041		0.028059						Final	18-Jan-10
DCT Industrial Trust, Inc.	Common	DDR	0.420000	0.420000											Final	15-Jan-10
Developers Diversified Realty Corporation	Preferred G	DDR prG	2.000000	2.000000											Final	15-Jan-10
	Preferred H	DDR prH	1.843752	1.843752											Final	15-Jan-10
	Preferred I	DDR prI	1.875000	1.875000											Final	15-Jan-10
DiamondRock Hospitality Company	Common	DLR	1.510450	1.510450											Final	19-Jan-10
Digital Realty Trust Inc.	Preferred A	DLR prA	2.125000	2.125000											Final	19-Jan-10
	Preferred B	DLR prB	1.968752	1.968752											Final	19-Jan-10
	Preferred C	DLR prC	1.093752	1.093752											Final	19-Jan-10
	Preferred D	DLR prD	1.375000	1.375000											Final	19-Jan-10
Duke Realty Corporation	Common	DRE	0.760000	0.524687		0.035125	0.035125		0.200188						Final	20-Jan-10
	Preferred J	DRE prJ	1.656252	1.552332		0.103920	0.103920								Final	20-Jan-10
	Preferred K	DRE prK	1.625000	1.523040		0.101960	0.101960								Final	20-Jan-10
	Preferred L	DRE prL	1.650000	1.546472		0.103528	0.103528								Final	20-Jan-10
	Preferred M	DRE prM	1.737500	1.628484		0.109016	0.109016								Final	20-Jan-10
	Preferred N	DRE prN	1.812500	1.698776		0.113724	0.113724								Final	20-Jan-10
	Preferred O	DRE prO	2.093752	1.962384		0.131368	0.131368								Final	20-Jan-10
DuPont Fabros Technology, Inc.	Common	DFT	0.080000	0.080000											Final	20-Jan-10
EastGroup Properties, Inc.	Common	EGP	2.080000	1.753400					0.326600						Final	20-Jan-10
Education Realty Trust, Inc.	Common	EDR	0.357500	0.357500					0.357500						Final	19-Jan-10
Entertainment Properties Trust	Common	EPR	2.790000	2.725191					0.064809						Final	14-Jan-10
	Preferred B	EPR prB	1.937500	1.937500											Final	14-Jan-10
	Preferred C	EPR prC	1.437500	1.437500											Final	14-Jan-10
	Preferred D	EPR prD	1.843752	1.843752											Final	14-Jan-10
	Preferred E	EPR prE	2.250000	2.250000											Final	14-Jan-10
Equity Lifestyle Properties, Inc.	Common	ELS	1.100000	0.715000		0.385000	0.143000								Final	21-Jan-10
Equity One, Inc.	Common	EQR	1.640000	0.806648		0.833352	0.274872								Final	8-Jan-10
Equity Residential	Preferred C	EQR PrC													Final	8-Jan-10
	Preferred D	EQR PrD													Final	8-Jan-10
	Preferred E	EQR PrE	1.750000	0.860753		0.889247	0.293308								Final	8-Jan-10
	Preferred H	EQR prH	1.750000	0.860753		0.889247	0.293308								Final	8-Jan-10
	Preferred K	EQR prK	4.145000	2.038754		2.106246	0.694722								Final	8-Jan-10
	Preferred N	EQR prN	1.620000	0.796811		0.823189	0.271520								Final	8-Jan-10
Essex Property Trust, Inc.	Common	EXR	0.380000	0.380000											Final	7-Jan-10
Extra Space Storage, Inc.	Common	FRT	2.610000	2.401200	0.024012	0.026100			0.182700						Final	14-Jan-10
Federal Realty Investment Trust	Preferred A	FCH prA	0.487500						0.487500						Final	18-Jan-10
FelCor Lodging Trust Incorporated	Preferred C	FCH prC	0.500000						0.500000						Final	18-Jan-10
First Industrial Realty Trust, Inc.	Preferred J	FR prJ	1.812520			1.812520	0.442816								Final	28-Jan-10
	Preferred K	FR prK	1.812520			1.812520	0.442816								Final	28-Jan-10
First Potomac Realty Trust	Common	FPO	0.940000	0.940000											Final	19-Jan-10
Franklin Street Properties Corp.	Common	FSP	0.760000	0.612264		0.000756			0.146980						Final	19-Jan-10
Getty Realty Corp.	Common	GOOD	1.500000	0.090612					1.409388						Final	20-Jan-10
Gladstone Commercial Corporation	Preferred A	GOOD prA	1.937500	1.937500											Final	20-Jan-10
	Preferred B	GOOD prB	1.875000	1.875000											Final	20-Jan-10
Glimcher Realty Trust	Common	GRT	0.620000						0.620000						Final	19-Jan-10
	Preferred F	GRT prF	1.640700						1.640700						Final	19-Jan-10
	Preferred G	GRT prG	1.523400						1.523400						Final	19-Jan-10
Government Properties Income Trust	Common	GOV	0.900000	0.900000											Final	19-Jan-10
Gramercy Capital Corp.	Common	HCP	1.840000	1.276268	0.023940	0.563732	0.206924								Final	21-Jan-10
HCP, Inc.	Preferred E	HCP prE	1.812520	1.257208	0.023584	0.555312	0.203832								Final	21-Jan-10
	Preferred F	HCP prF	1.775000	1.231184	0.023096	0.543816	0.199612								Final	21-Jan-10

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Saul Centers, Inc.	Common	BFS	1.530000	1.530000											Final	15-Jan-10
	Preferred A	BFS prA	2.000000	2.000000											Final	15-Jan-10
	Preferred B	BFS prB	2.250000	2.250000											Final	15-Jan-10
Senior Housing Properties Trust	Common	SNH	1.420000	1.081140					0.338860						Final	19-Jan-10
Simon Property Group, Inc.	Common	SPG	2.700000	2.680560		0.019440									Final	15-Jan-10
	Preferred I	SPG prI	3.000000	3.000000											Final	15-Jan-10
	Preferred J	SPG prJ	4.187500	4.187500											Final	15-Jan-10
SL Green Realty Corp.	Common	SLG	0.950000	0.950000											Final	14-Jan-10
	Preferred C	SLG prC	1.906400	1.906400											Final	14-Jan-10
	Preferred D	SLG prD	1.968800	1.968800											Final	14-Jan-10
Sovran Self Storage, Inc.	Common	SSS	2.180000	0.981000					1.199000						Final	13-Jan-10
Starwood Property Trust, Inc.																
Strategic Hotels & Resorts, Inc.	Common	BEE	No Distributions													
	Preferred A	BEE prA	No Distributions													
	Preferred B	BEE prB	No Distributions													
	Preferred C	BEE prC	No Distributions													
Sun Communities, Inc.	Common	SUI	2.520000	0.632520		0.007560			1.879920						Final	11-Jan-10
Sunstone Hotel Investors, Inc	Preferred A	SHO prA	2.000000	2.000000											Final	26-Jan-10
Supertel Hospitality, Inc.	Common	SPPR	0.080000			0.053367			0.026633						Final	25-Jan-10
	Preferred A	SPPR prA	0.800004			0.800004									Final	25-Jan-10
	Preferred B	SPPR prB	2.500000			2.500000									Final	25-Jan-10
Tanger Factory Outlet Centers, Inc.	Common	SKT	1.527500	1.430809		0.025204			0.071487						Final	18-Jan-10
	Preferred C	SKT prC	1.875000	1.844063		0.030938									Final	18-Jan-10
Taubman Centers, Inc.	Common	TCO	1.660000	1.013348					0.646652						Final	14-Jan-10
	Preferred G	TCO prG	2.000000	2.000000											Final	14-Jan-10
	Preferred H	TCO prH	1.906250	1.906250											Final	14-Jan-10
UDR, Inc.																
UMH Properties, Inc.	Common	UMH	0.720000	0.585156					0.134844						Final	27-Jan-10
Urstadt Biddle Properties, Inc.	Common	UBP	0.870000	0.570000					0.300000						Final	6-Jan-10
	Cl. A Common	UBA	0.960000	0.632000					0.328000						Final	6-Jan-10
	Preferred C	UBP pr-C	8.500000	8.500000											Final	6-Jan-10
	Preferred D	UBP pr-D	1.875200	1.875200											Final	6-Jan-10
	Preferred E		2.125200	2.125200											Final	6-Jan-10
U-Store-It Trust	Common	YSI	0.100000			0.100000									Final	19-Jan-10
Ventas, Inc.	Common	VTR	2.050000	1.835600		0.214400	0.063360								Final	12-Jan-10
Vornado Realty Trust	Common	VNO	3.200000	2.044589		0.027418	0.027418		1.127993						Final	18-Jan-10
	Preferred A	VNO prA	3.250000	3.222154		0.027846	0.027846								Final	18-Jan-10
	Preferred E	VNO prE	1.750000	1.735006		0.014994	0.014994								Final	18-Jan-10
	Preferred F	VNO prF	1.687500	1.673041		0.014459	0.014459								Final	18-Jan-10
	Preferred G	VNO prG	1.656250	1.642059		0.014191	0.014191								Final	18-Jan-10
	Preferred H	VNO prH	1.687500	1.673041		0.014459	0.014459								Final	18-Jan-10
	Preferred I	VNO prI	1.656250	1.642059		0.014191	0.014191								Final	18-Jan-10
Washington Real Estate Investment Trus	Common	WRE	1.730000	1.293600		0.135200	0.116800		0.301200						Final	13-Jan-10
Weingarten Realty Investors	Common	WRI	1.275000	0.867705		0.407295	0.174089								Final	15-Jan-10
	Preferred D	WRI prD	1.687500	1.148436		0.539064	0.230412								Final	15-Jan-10
	Preferred E	WRI prE	1.737500	1.182464		0.555036	0.237240								Final	15-Jan-10
	Preferred F	WRI prF	1.625000	1.105900		0.519100	0.221880								Final	15-Jan-10
Winthrop Realty Trust	Common	FUR	0.750000	0.650652	0.002883				0.099348						Final	26-Jan-10
	Preferred B	FUR prB	1.218750	1.218750	0.005403										Final	26-Jan-10