

Exhibit 1
Investment Performance:
FTSE NAREIT US Real Estate Index Series¹
(Percent change, except where noted, as of February 28, 2010)

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	35.00	28.31	4.24	31.58	24.35	4.66	18.43	7.92	8.15	23.90	15.69	6.24
2005	8.29	2.51	5.06	8.29	2.51	5.06	13.67	8.52	4.07	12.16	6.67	4.57	-23.19	-30.88	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	8.44	9.19	40.95	31.19	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	0.14	-0.35	4.99	0.10	-0.41	5.07	-0.32	-0.86	4.96	-0.15	-0.70	4.16	1.93	2.02	14.52	33.22	31.83	15.21
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	0.14	-0.35	4.99	0.10	-0.41	5.07	-0.32	-0.86	4.96	-0.15	-0.70	4.16	1.93	2.02	14.52	33.22	31.83	15.21
Month (including current month to date)																		
October	-4.80	-5.01	5.07	-4.77	-4.97	5.08	-4.40	-4.55	4.69	-4.50	-4.68	4.12	-7.11	-7.52	14.98	-11.89	-11.92	14.56
November	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
2009: Dec	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
Week (including current week to date)																		
29-Jan-10	-0.60	-0.70	5.05	-0.63	-0.72	5.11	-0.45	-0.54	4.95	-0.71	-0.81	4.14	0.61	0.63	14.82	-9.73	-9.73	17.17
5-Feb-10	-0.20	-0.24	5.06	-0.17	-0.21	5.12	0.11	0.07	4.94	-0.36	-0.40	4.16	1.98	2.03	14.54	-5.15	-6.06	18.28
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
Historical (compound annual rates through month-end)																		
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	-3.84	
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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