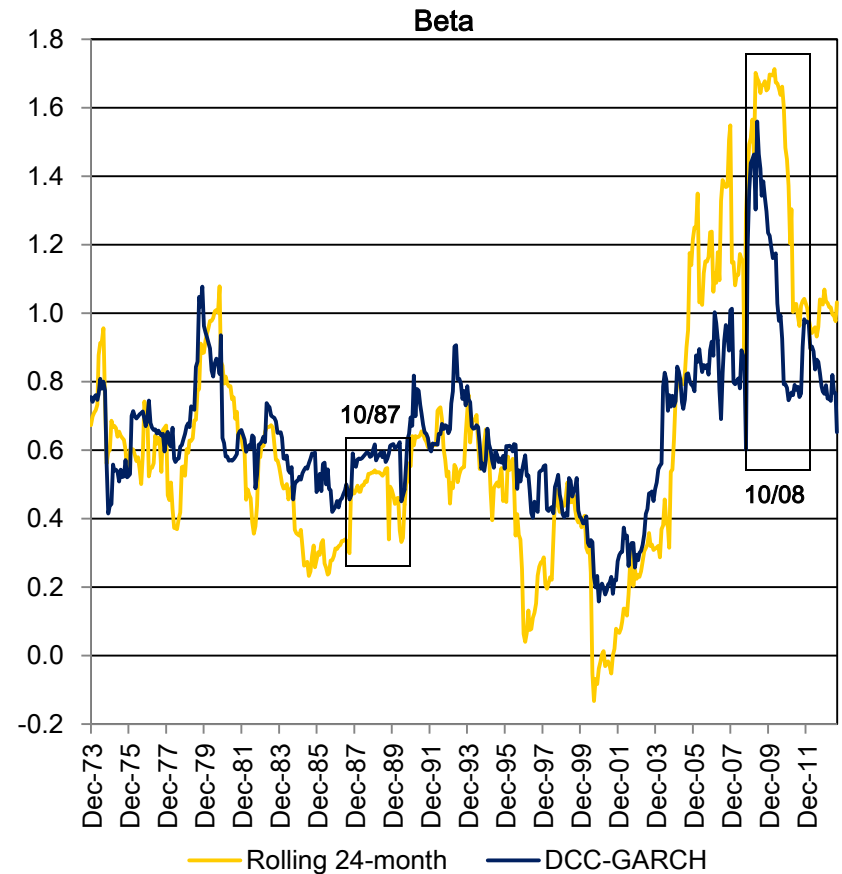
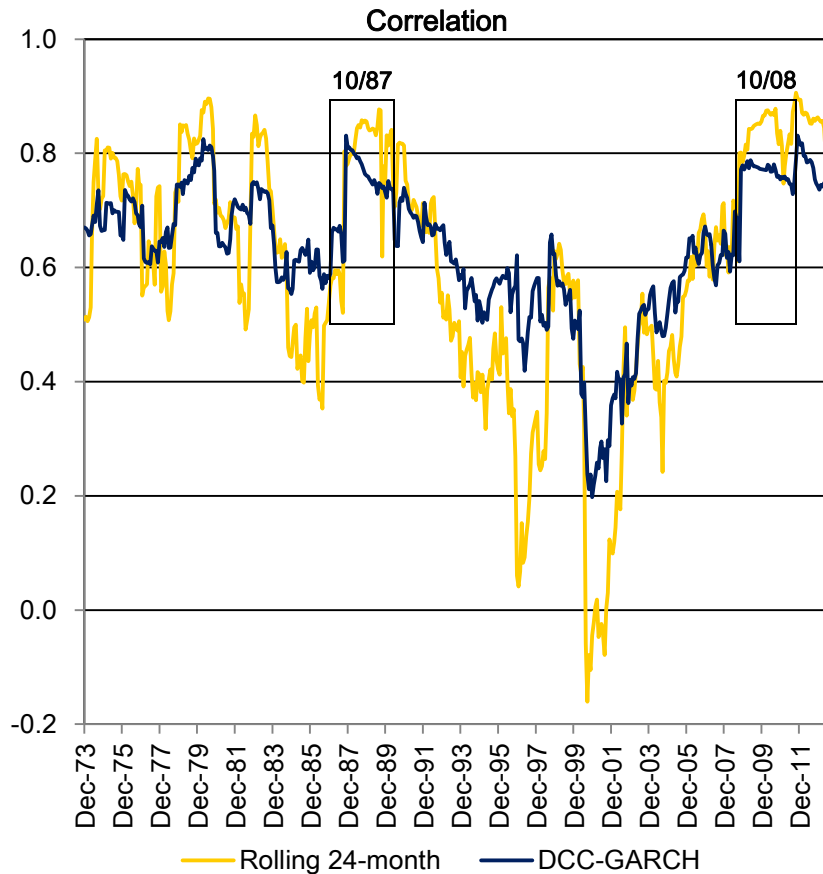


# REIT Correlation and REIT Beta relative to DJ Total Market



- During 2008Q4 REIT correlation with and beta relative to the broad stock market surged to levels not seen previously in the “modern REIT era,” but both have moderated or declined
- Rolling measures typically exaggerate increases and miss declines in correlation and beta
- REITs continue to provide strong diversification against the broad stock market

Note: Monthly data ending August 2013

DCC-GARCH: Dynamic Conditional Correlation with Generalized Autoregressive Conditional Heteroscedasticity (Engle 2002)

Source: NAREIT® analysis of data from Interactive Pricing Data accessed through FactSet