

FTSE Nareit U.S. Real Estate Index Series Daily Returns



Date	US Treasury 10-Year Note ¹	Standard & Poors		Dow Jones Industrials	Russell 2000 Total Return Indexes			Nasdaq Composite	FTSE Nareit All REITs	
		S&P 500	Utilities		2000	Growth	Value		Total	Price
End of Year Values										
2020	0.87	7,759.35	901.01	70,778.10	10,122.27	10,424.12	12,929.50	15,272.97	8,261.85	209.94
2021	1.44	9,986.70	1,060.21	85,602.90	11,622.28	10,719.62	16,584.72	18,660.07	11,556.48	284.61
2022	3.87	8,178.02	1,076.82	79,728.48	9,247.10	7,894.20	14,182.70	12,588.95	8,655.30	205.29
2023	3.89	10,327.83	1,000.56	92,630.57	10,812.53	9,367.13	16,259.97	18,208.50	9,649.18	218.64
2024	4.58	12,911.82	1,234.99	106,513.53	12,060.07	10,786.65	17,569.65	23,593.32	10,067.24	218.71
End of Month Values										
Jan-25	4.55	13,271.38	1,271.19	111,608.12	12,376.28	11,127.68	17,930.56	23,985.69	10,184.59	220.95
Feb-25	4.20	13,098.22	1,292.67	110,051.21	11,714.28	10,374.38	17,244.11	23,047.95	10,610.52	229.88
Mar-25	4.21	12,360.21	1,295.99	105,588.54	10,916.90	9,587.63	16,209.28	21,171.80	10,355.78	222.65
Apr-25	4.15	12,276.39	1,297.24	102,339.78	10,664.70	9,526.26	15,558.38	21,357.67	10,124.58	217.28
End of Week Values										
17-Apr-25	4.34	11,642.40	1,278.50	98,457.82	10,208.90	9,031.75	15,044.55	19,936.01	9,928.46	213.13
25-Apr-25	4.26	12,178.49	1,285.11	100,941.02	10,627.79	9,477.83	15,531.21	21,278.67	9,936.21	213.29
2-May-25	4.31	12,536.20	1,310.88	103,970.57	10,972.38	9,821.64	15,971.88	22,009.01	10,250.78	219.95
9-May-25	4.37	12,480.31	1,318.87	103,828.96	10,987.93	9,814.94	16,030.01	21,950.74	10,190.50	218.62
Current Week's Daily Index Values										
12-May-25	4.46	12,888.13	1,310.39	106,754.62	11,364.29	10,183.35	16,523.57	22,908.60	10,227.83	219.40
13-May-25	4.48	12,981.89	1,309.47	106,084.95	11,419.81	10,247.60	16,579.36	23,278.10	10,106.82	216.80
14-May-25	4.53	12,995.78	1,303.62	105,859.96	11,319.56	10,170.21	16,412.15	23,445.68	10,014.07	214.75
15-May-25	4.45	13,052.72	1,331.74	106,556.76	11,380.66	10,204.79	16,535.69	23,409.09	10,197.38	218.68
Date	US Treasury 10-Year Note ¹	Standard & Poors		Dow Jones Industrials	Russell 2000 Total Return Indexes			Nasdaq Composite	FTSE Nareit All REITs	
		S&P 500	Utilities		2000	Growth	Value		Total	Price
Annual Percentage Change										
2021	0.57	28.71	17.67	20.95	14.82	2.83	28.27	22.18	39.88	35.57
2022	2.43	-18.11	1.57	-6.86	-20.44	-26.36	-14.48	-32.54	-25.10	-27.87
2023	0.02	26.29	-7.08	16.18	16.93	18.66	14.65	44.64	11.48	6.50
2024	0.69	25.02	23.43	14.99	11.54	15.15	8.05	29.57	4.33	0.03
2025	-0.13	1.09	7.83	0.04	-5.63	-5.39	-5.88	-0.78	1.29	-0.01
Monthly Percentage Change (Including Current Month to Date)										
Feb-25	-0.35	-1.30	1.69	-1.39	-5.35	-6.77	-3.83	-3.91	4.18	4.04
Mar-25	0.01	-5.63	0.26	-4.06	-6.81	-7.58	-6.00	-8.14	-2.40	-3.14
Apr-25	-0.06	-0.68	0.10	-3.08	-2.31	-0.64	-4.02	0.88	-2.23	-2.41
May-25	0.30	6.32	2.66	4.12	6.71	7.12	6.28	9.61	0.72	0.64
Weekly Percentage Change (Including Current Week to Date)										
25-Apr-25	-0.08	4.60	0.52	2.52	4.10	4.94	3.23	6.73	0.08	0.08
2-May-25	0.05	2.94	2.01	3.00	3.24	3.63	2.84	3.43	3.17	3.12
9-May-25	0.06	-0.45	0.61	-0.14	0.14	-0.07	0.36	-0.26	-0.59	-0.60
15-May-25	0.08	4.59	0.98	2.63	3.57	3.97	3.15	6.64	0.07	0.03
Latest Daily Percentage Change										
15-May-25	-0.08	0.44	2.16	0.66	0.54	0.34	0.75	-0.16	1.83	1.83

Source: FTSE™, Factset, Nareit®.

Notes:

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

Period	FTSE Nareit All REITs			FTSE Nareit Composite			FTSE Nareit Real Estate 50 ¹			FTSE Nareit All Equity REITs			FTSE Nareit Equity REITs			FTSE Nareit Mortgage REITs		
	Returns (%)		Dividend	Returns (%)		Dividend	Returns (%)		Dividend	Returns (%)		Dividend	Returns (%)		Dividend	Returns (%)		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)																		
2020	-5.86	-9.38	3.84	-5.98	-9.51	3.84	-2.77	-6.16	3.45	-5.12	-8.40	3.56	-8.00	-11.52	3.86	-18.77	-26.77	8.99
2021	39.88	35.57	2.85	40.02	35.70	2.85	42.29	38.12	2.59	41.30	37.29	2.59	43.24	38.98	2.72	15.64	6.40	8.91
2022	-25.10	-27.87	4.37	-25.02	-27.78	4.35	-24.99	-27.55	4.00	-24.95	-27.46	3.97	-24.37	-27.02	4.15	-26.61	-34.76	13.43
2023	11.48	6.50	4.25	11.52	6.54	4.24	11.28	6.69	3.88	11.36	6.75	3.92	13.73	8.96	4.02	15.35	1.91	11.52
2024	4.33	0.03	4.29	4.75	0.43	4.29	4.55	0.56	3.98	4.92	0.92	3.96	8.73	4.55	3.94	0.36	-11.05	12.65
2025	1.29	-0.01	4.37	1.43	0.13	4.37	2.43	1.20	4.05	1.31	0.10	4.03	-0.26	-1.50	4.07	4.50	0.94	12.59
Quarter (including current quarter to date)																		
2024: Q1	-1.28	-2.30	4.39	-1.28	-2.30	4.38	-1.34	-2.28	4.07	-1.30	-2.25	4.06	-0.20	-1.22	4.13	-0.65	-3.48	12.01
Q2	-0.94	-2.05	4.48	-0.94	-2.05	4.47	-0.71	-1.74	4.13	-0.90	-1.93	4.13	0.06	-0.92	4.17	-1.94	-4.78	12.63
Q3	16.25	15.15	3.85	16.51	15.41	3.87	16.58	15.56	3.61	16.79	15.77	3.58	16.09	14.99	3.64	9.62	6.55	11.36
Q4	-8.23	-9.22	4.29	-8.07	-9.07	4.29	-8.45	-9.38	3.98	-8.15	-9.06	3.96	-6.21	-7.09	3.94	-6.02	-9.17	12.65
2025: Q1	2.87	1.80	4.28	2.90	1.84	4.28	3.64	2.64	3.98	2.75	1.77	3.96	0.91	-0.12	4.01	6.85	3.76	12.27
Q2	-1.53	-1.78	4.37	-1.43	-1.68	4.37	-1.16	-1.40	4.05	-1.40	-1.64	4.03	-1.17	-1.38	4.07	-2.20	-2.71	12.59
Month (including current month to date)																		
2024: Dec	-7.86	-8.55	4.29	-7.87	-8.55	4.29	-8.11	-8.76	3.98	-8.00	-8.62	3.96	-7.38	-7.99	3.94	-4.28	-6.50	12.65
2025: Jan	1.17	1.02	4.25	1.19	1.05	4.25	1.37	1.24	3.94	1.03	0.89	3.93	1.04	0.89	3.91	5.36	4.97	12.05
February	4.18	4.04	4.09	4.24	4.10	4.10	4.70	4.56	3.78	4.16	4.03	3.79	3.61	3.46	3.79	6.08	5.81	11.39
March	-2.40	-3.14	4.28	-2.44	-3.18	4.28	-2.35	-3.04	3.98	-2.36	-3.04	3.96	-3.61	-4.31	4.01	-4.40	-6.58	12.27
April	-2.23	-2.41	4.40	-2.09	-2.27	4.39	-1.42	-1.59	4.06	-1.98	-2.14	4.06	-2.68	-2.80	4.13	-4.78	-5.26	12.93
May	0.72	0.64	4.37	0.67	0.60	4.37	0.27	0.20	4.05	0.59	0.51	4.03	1.56	1.46	4.07	2.71	2.69	12.59
Week (including current week to date)																		
11-Apr-25	-0.84	-0.93	4.65	-0.81	-0.89	4.65	-0.48	-0.57	4.31	-0.56	-0.65	4.29	-0.20	-0.22	4.36	-6.77	-6.87	14.27
17-Apr-25	3.91	3.89	4.48	3.91	3.89	4.48	3.90	3.88	4.15	3.93	3.91	4.13	3.82	3.79	4.21	3.30	3.27	13.82
25-Apr-25	0.08	0.08	4.48	0.07	0.07	4.48	0.01	0.01	4.15	-0.10	-0.10	4.13	0.66	0.66	4.18	4.64	4.61	13.21
2-May-25	3.17	3.12	4.34	3.31	3.26	4.34	3.52	3.48	4.01	3.35	3.31	4.00	2.86	2.82	4.07	2.20	1.96	12.95
9-May-25	-0.59	-0.60	4.37	-0.60	-0.61	4.36	-0.74	-0.75	4.04	-0.60	-0.62	4.02	-0.45	-0.47	4.08	-0.51	-0.51	13.02
15-May-25	0.07	0.03	4.37	0.00	-0.04	4.37	-0.25	-0.29	4.05	-0.14	-0.18	4.03	0.40	0.35	4.07	3.46	3.44	12.59
Historical (compound annual rates at month-end)																		
1-Year	15.28	10.54		15.97	11.21		17.99	13.46		16.27	11.85		15.07	10.66		9.07	-3.39	
3-Year	-1.24	-5.39		-1.04	-5.19		-0.68	-4.55		-1.09	-4.92		-0.02	-3.97		0.10	-11.54	
5-Year	7.24	3.15		7.37	3.27		7.53	3.69		7.28	3.51		8.98	5.01		9.16	-2.29	
10-Year	5.73	1.51		5.83	1.60		6.61	2.71		6.03	2.15		5.64	1.62		2.39	-8.10	
15-Year	8.06	3.64		8.05	3.61		8.52	4.42		8.27	4.35		8.01	3.96		4.91	-6.28	
20-Year	6.74	2.09		6.68	2.01		7.33	3.02		7.22	3.04		7.03	2.75		0.54	-10.30	
25-Year	9.21	3.91		9.16	3.85		9.64	4.83		9.53	4.69		9.37	4.45		6.53	-5.32	
30-Year	9.22	3.56		9.18	3.50		-	-		9.62	4.36		9.49	4.16		5.32	-5.93	
35-Year	9.38	3.12		9.35	3.08		-	-		9.87	4.09		9.76	3.92		5.36	-6.22	
40-Year	8.36	1.67		8.33	1.63		-	-		9.59	3.54		9.49	3.39		3.96	-7.54	

Source: FTSE™, Factset, Nareit®.

Notes:

¹ The FTSE Nareit Real Estate 50™ is designed to measure the performance of larger and more frequently traded REITs.

² Dividend yield quoted in percent for the period end.

Property Sector/Subsector	Period to Date Performance (%)							Compound Annual Total Returns (%) (as of most recent close)			
	Number of REITs	Dividend Yield	Price Return 15-May-25	Total Returns			1-Year	3-Year	5-Year	10-year	
				15-May-25	MTD	QTD					YTD
FTSE Nareit All Equity REITs	139	4.03	1.85	1.85	0.59	-1.40	1.31	9.33	1.50	9.57	5.88
FTSE Nareit Equity REITs	132	4.07	1.66	1.66	1.56	-1.17	-0.26	9.69	3.13	11.82	5.58
Industrial	12	3.93	1.43	1.43	5.89	-3.97	1.90	-1.52	-3.04	7.67	12.27
Office	17	5.04	1.80	1.80	6.98	-0.16	-10.72	10.87	-6.76	1.55	-1.01
Retail	29	4.96	1.46	1.46	1.06	-2.30	-1.97	11.99	7.01	19.77	2.46
Shopping Centers	16	4.29	1.33	1.33	3.43	-1.08	-6.30	14.70	4.71	21.38	2.86
Regional Malls	3	5.10	1.18	1.18	3.94	-2.28	-5.42	13.31	17.72	31.22	1.52
Free Standing	10	5.46	1.78	1.78	-3.01	-3.42	5.39	8.55	2.58	11.34	6.70
Residential	18	3.55	2.15	2.15	0.40	-3.59	0.67	8.43	0.20	9.32	7.03
Apartments	13	3.68	2.21	2.21	0.52	-4.24	-0.31	10.66	0.89	10.24	6.29
Manufactured Homes	3	3.25	2.14	2.20	-0.36	-3.56	-0.45	6.77	-3.87	3.71	10.70
Single Family Homes	2	3.30	1.91	1.91	0.61	-1.00	5.72	1.90	1.47	11.42	-
Diversified	12	6.41	1.89	1.89	1.19	-2.67	6.69	4.38	-5.96	6.14	-1.28
Lodging/Resorts	12	5.47	-0.74	-0.74	8.69	2.92	-14.80	-13.20	-5.36	12.77	-1.51
Health Care	17	3.70	2.04	2.04	-3.44	-5.88	7.20	24.06	7.26	15.23	5.24
Self Storage	4	4.25	2.01	2.01	1.64	0.83	1.72	6.41	2.51	17.13	9.62
Timberland	3	3.52	1.75	1.75	1.83	-10.42	-4.62	-12.36	-8.15	11.89	3.00
Telecommunications	4	3.87	3.16	3.16	-5.68	-1.46	14.68	11.24	-5.75	-0.92	8.74
Data Centers	2	2.46	1.07	1.07	2.22	10.41	-6.39	13.17	12.09	8.47	-
Gaming	2	5.74	1.78	1.78	-1.44	-4.38	6.59	9.33	-	-	-
Specialty	7	4.16	2.07	2.07	8.31	9.54	-2.66	16.64	19.82	27.42	-
FTSE Nareit Mortgage REITs	33	12.59	1.09	1.11	2.71	-2.20	4.50	4.78	0.34	11.53	2.64
Home Financing	16	13.54	1.19	1.23	2.62	-1.79	7.34	8.87	3.42	11.60	2.53
Commercial Financing	17	10.80	0.90	0.90	2.90	-2.96	-0.40	-1.92	-4.38	11.54	2.63

Source: FTSE™, Factset, Nareit®.

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