

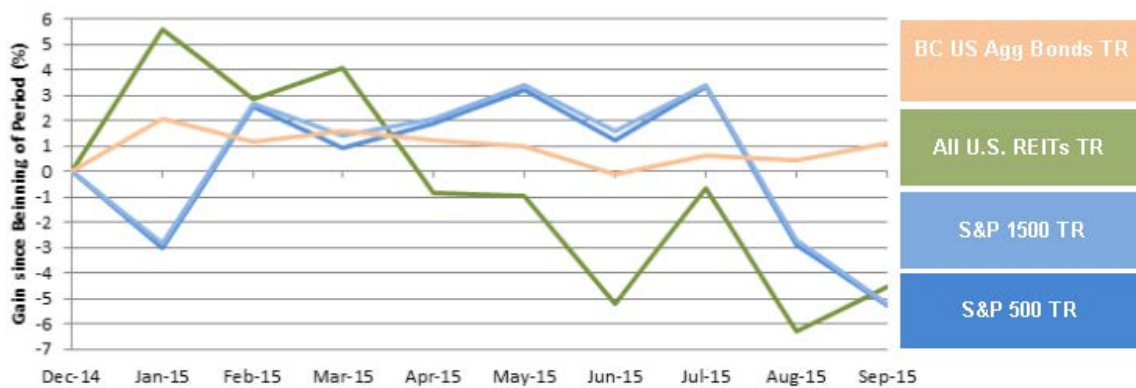


**MEDIA  
BRIEF  
OCTOBER  
2015**

	YTD TOTAL RETURN	SEPT 30 DIV YIELD	1-YEAR TOTAL ANNUALIZED RETURN	5-YEAR TOTAL ANNUALIZED RETURN	10-YEAR TOTAL ANNUALIZED RETURN
FTSE NAREIT ALL REITS INDEX	(4.52%)	4.44%	7.35%	11.70%	6.28%
FTSE NAREIT COMPOSITE INDEX	(4.74%)	4.48%	6.94%	11.40%	6.06%
FTSE NAREIT ALL EQUITY REITS INDEX					
	(4.51%)	3.97%	7.84%	11.86%	6.75%
FTSE NAREIT MORTGAGE REITS INDEX					
	(7.90%)	12.00%	(3.66%)	6.47%	(1.09%)
S&P 500 INDEX	(5.29%)	2.28%	(0.61%)	13.34%	6.80%

[REIT Market Data](#) | [REIT Basics](#) | [REIT Glossary](#) | [REIT FAQs](#)

**REITs REBOUND IN SEPTEMBER WITH 1.87 PERCENT GAIN FOR THE MONTH**



Equity REITs rebounded to deliver gains in September and the third quarter, while other major market indices declined. The [FTSE NAREIT All REITs Index](#), the broadest benchmark of the stock exchange-traded U.S. REIT industry containing both Equity and Mortgage REITs, gained 1.87 percent in

September and 0.76 percent in the third quarter on a total return basis, while the [FTSE NAREIT All Equity REITs Index](#) gained 2.13 percent for the month and 0.99 percent for the quarter. The [FTSE NAREIT Mortgage REITs Index](#) was down 2.37 percent in September and 2.96 percent for the third quarter. In comparison, the S&P 500 declined 2.47 percent in September and 6.44 percent in the third quarter. The S&P Composite 1500, which, like the REIT market, includes large-, mid- and small-cap stocks, was down 2.57 percent in September and down 6.69 percent in the third quarter.

For the year through September 30, the total return of the FTSE NAREIT All REITs Index decreased 4.52 percent, the FTSE NAREIT All Equity REITs Index was down 4.51 percent and the FTSE NAREIT Mortgage REITs Index was off 7.90 percent. The total return of the S&P 500 decreased 5.29 percent for the year through September and the S&P Composite 1500 was down 5.23 percent.

At the end of September, the FTSE NAREIT All REITs Index included 223 REITs with a combined equity market capitalization of \$890 billion.

For 2015 through September, the [FTSE EPRA/NAREIT Global Real Estate Index's](#) total return decreased 5.03 percent (based in U.S. dollars), and produced a dividend yield of 3.67 percent at the end of the month. The global index includes 487 companies from around the world with a combined equity market capitalization of \$1.8 trillion, nearly three-quarters of which is from REITs. The FTSE EPRA/NAREIT Europe Index has continued to deliver the best performance of any region this year, with a total return of 5.88 percent for the year through September. The Middle East/Africa index lost 1.35 percent, the Americas Index declined 5.56 percent and the Asia/Pacific index was down 9.49 percent.

Thirty-two countries in addition to the United States have enacted REIT legislation to foster the development of their commercial real estate markets and facilitate investment in real estate securities.

[See all REIT market data](#)

## **VIDEO: SEPTEMBER GAINS MAY REFLECT VIEW THAT REITs WERE UNDERVALUED, CASE SAYS**



Equity REITs' improved returns in September and the third quarter may reflect growing investor perceptions that REITs have been undervalued, says Brad Case, NAREIT's Senior Vice President for Research and Industry Information. Case said that investor concerns about the effect of rising interest rates on REITs, which helped depress REIT share prices earlier this year, likely had more to do with setting the stage for their September rebound than did the Federal Reserve's September decision to hold off on raising interest rates.

[Watch the Video](#)

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## **SECTOR RESULTS: ALMOST ALL SECTORS SHOW SEPTEMBER GAINS**

Almost all sectors of the U.S. Equity REIT market delivered gains for investors in September. The Self-Storage sector led the market with a 6.19 percent total return for the month. The Apartment sector was second with a 5.46 percent gain and the Manufactured Homes sector was third, gaining 5.21 percent.

Among other property sectors, Shopping Centers were up 4.35 percent, Free-Standing Retail was up 3.98 percent, Industrial was up 3.97 percent, Office gained 3.78 percent, Health Care was up 3.58 percent, and Mixed Industrial/Office was up 3.52 percent.

Year-to-date, the top-performing sector was Self-Storage, with a 20.46 percent gain, followed by Manufactured Homes, with 15.20 percent, and Apartments, with 7.52 percent.

[See all REIT sector data](#)

## **STOCK EXCHANGE-LISTED REITs HAVE RAISED \$49 BILLION IN 2015 YTD**

Stock exchange-listed REITs raised a total of \$49.05 billion in public capital year-to-date through the end of September 2015 to deploy as part of their value creation strategies, compared with \$51.18 billion raised in the same period of 2014.

Listed REITs raised \$23.78 billion of common and preferred equity for the year to date, including \$1.37 billion in six IPOs, as well as \$25.27 billion of unsecured debt.

The U.S. REIT industry continued to maintain conservative leverage. The debt ratio (total debt divided by total market capitalization) of the FTSE NAREIT All REITs Index was 45.1 percent, and the debt ratio of the FTSE NAREIT All Equity REITs Index was 34.1 percent.

[See all REIT capital markets data](#)

## **UNDERSTANDING REITs: REITs ARE A MAINSTREAM INVESTMENT**

In the 55 years since the REIT was established by an act of the U.S. Congress, REITs have grown from an alternative investment to a mainstream one.

Today, an estimated 70 million Americans are invested in REITs. There are approximately 300 mutual funds, ETFs and other investment funds dedicated to REITs, and REITs are a common allocation in target date funds, which are fast becoming the most popular investment choice in 401(k) and other individual retirement plans. More than 630,000 of these plans include REITs. To learn more about REITs in American investors' portfolios and in the U.S. economy, [click here](#).

## **CONTACT INFORMATION**

To speak to our economists and other industry experts about economic and industry trends, and investment issues, contact:

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*NAREIT is the worldwide representative voice for REITs and listed real estate companies with an interest in U.S. real estate and capital markets. Members are REITs and other businesses that own, operate and manage income-producing real estate, as well as individuals who serve, study and invest in those businesses.*

*More than 70 million Americans own REITs through their retirement savings and other investment funds. In 2014, SEC-registered REITs paid out more than \$46 billion in dividends to their shareholders. REITs also contribute to the U.S. economy, providing 1.2 million full-time jobs and \$71.1 billion in labor income in 2014.*

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