



NEWS RELEASE

Contact: Ron Kuykendall
(202) 739-9425

RKuykendall@nareit.com

NEW NAREIT TOTAL REIT INDUSTRY TRACKER SERIES MONITORS U.S. LISTED REIT INDUSTRY OPERATING PERFORMANCE AND DIVIDENDS

***FFO of Listed Equity REITs Rose 8.0 Percent to \$11.2 Billion in 2015:Q1
Over Same Quarter of Prior Year***

**Dividends Paid by All Listed REITs Increased 20.7 Percent in
2015:Q1 Over the Same Quarter of Last Year, to \$11.8 Billion**

WASHINGTON, D.C., May 27 – The National Association of Real Estate Investment Trusts (NAREIT) today introduced its Total REIT Industry Tracker Series (NAREIT T-Tracker), a new quarterly, composite performance measure of the entire U.S. stock exchange-listed REIT industry. The Series includes three key REIT industry measures: the NAREIT FFO Tracker, which monitors Funds From Operations for all listed Equity REITs; the NAREIT NOI Tracker, which reports Net Operating Income for all listed Equity REITs; and the NAREIT Dividend Tracker, which tallies the dividends paid to shareholders by all listed Equity and Mortgage REITs.

“The NAREIT T-Tracker is a resource for anyone seeking to better understand the U.S. listed REIT industry,” said NAREIT President and CEO Steven A. Wechsler. “It offers a quarterly view of the operating performance of the entire U.S. listed equity REIT industry, providing a gauge of its condition and a benchmark against which to measure its future industry-wide performance. It also provides a measure of the complete industry’s dividends – an important metric for a total-return investment like REITs. The NAREIT T-Tracker will provide a new window into the industry’s performance, making an already transparent marketplace even more so.”

The NAREIT T-Tracker shows the industry’s operating performance as measured by total FFO has increased 18.1 percent on an average annual basis over the past five years, and average annual FFO per share has increased 2.7 percent over the same period. It also points to economic trends continuing to support business fundamentals in commercial real estate.

The NAREIT T-Tracker’s key results for the first quarter are:

- The U.S. listed Equity REIT industry produced total FFO of \$11.2 billion in 2015:Q1, down 1.7 percent from \$11.4 billion in the fourth quarter, but up 8.0 percent from \$10.4 billion in the first quarter of 2014. Total FFO for the full year 2014 was \$44.7 billion, up 21.1 percent from \$37.0 billion in 2013.

- First quarter 2015 FFO per share was \$0.50, down 3.3 percent from \$0.52 for the first quarter of 2014, and down 3.6 percent from \$0.52 for the fourth quarter of 2014.
- Total NOI was \$18.3 billion in the first quarter, up 11.6 percent from \$16.4 billion in the first quarter of 2014. NOI for the full year 2014 was \$70.2 billion, up 17.6 percent from \$59.7 billion in 2013.
- U.S. listed Equity REITs paid out \$9.8 billion in total dividends in the first quarter, up 21.6 percent from the same quarter a year earlier. U.S. listed Mortgage REITs paid out \$2.0 billion in total dividends in the first quarter, up 16.2 percent from the same quarter a year earlier. Total dividends paid by all listed REITs were \$11.8 billion, up 2.0 percent from 2014:Q4 and up 20.7 percent from the first quarter of last year.

According to Calvin Schnure, NAREIT's Senior Vice President of Research & Economic Analysis, "FFO slowed a bit in the first quarter, as real estate was not immune to the softening of the overall economic environment. On a year-over-year basis, however, trends remain solid after the double-digit gains in FFO and NOI in 2014. We expect the economic fundamentals for REITs and real estate to regain momentum, especially with an improving job market, as the year progresses. These trends should support rent growth and modest increases in occupancy rates during the year."

Learn more about the [NAREIT T-Tracker](#).

Methodology

The NAREIT FFO Tracker measures Funds From Operations (FFO) – a non-GAAP measure that is the most commonly accepted and reported measure of Equity REIT operating performance. It is roughly equal to a REIT's GAAP net income excluding real estate depreciation and gains or losses from sales of property. REITs generally adhere to the [NAREIT definition of FFO](#) in their SEC filings.

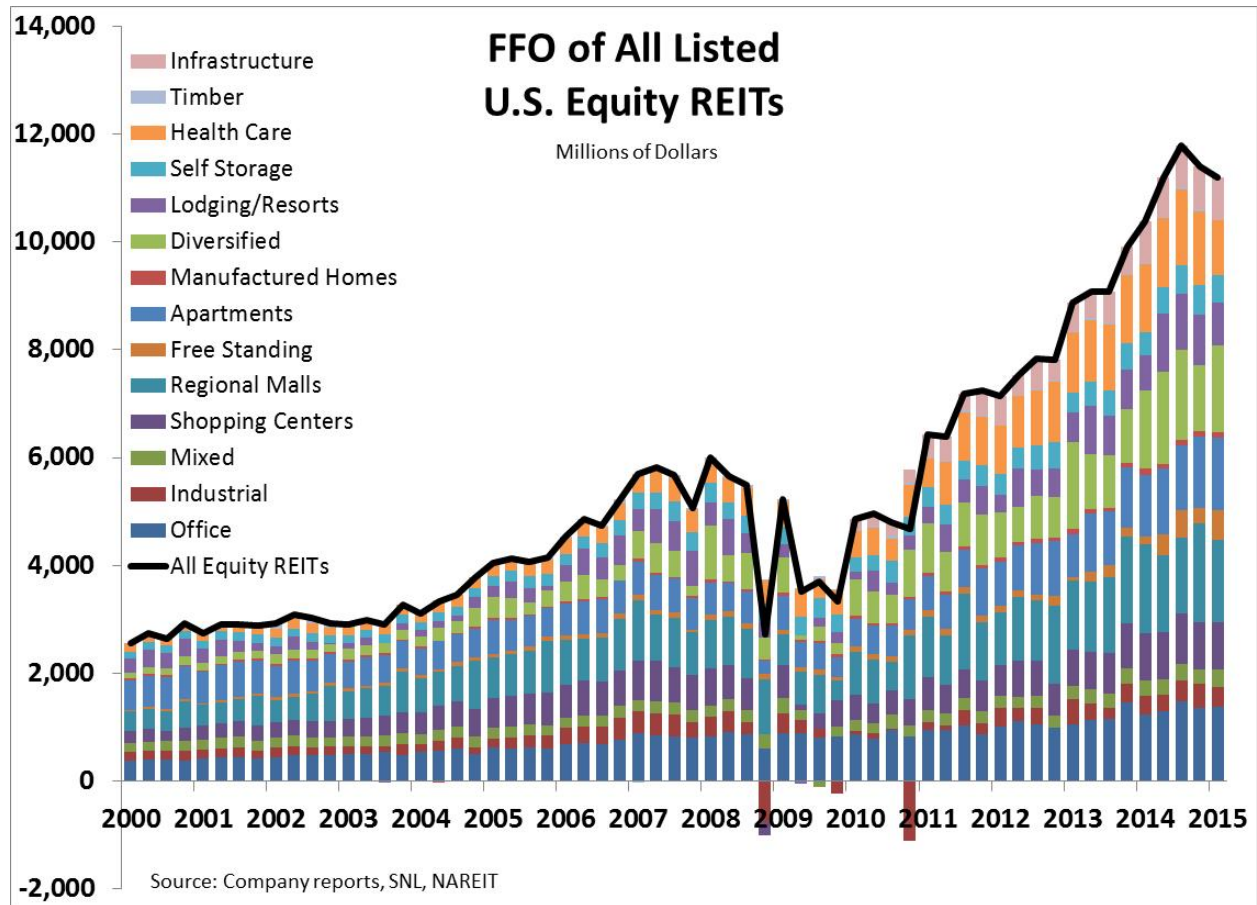
The NAREIT NOI Tracker measures Net Operating Income (NOI) – a non-GAAP measure that equals gross operating income provided by the property (rental income as well as fees and other revenues) less property operating expenses, including utilities, management fees, insurance, and property taxes, but excluding interest and principal payments on debt, income or franchise taxes, capital expenditures and depreciation.

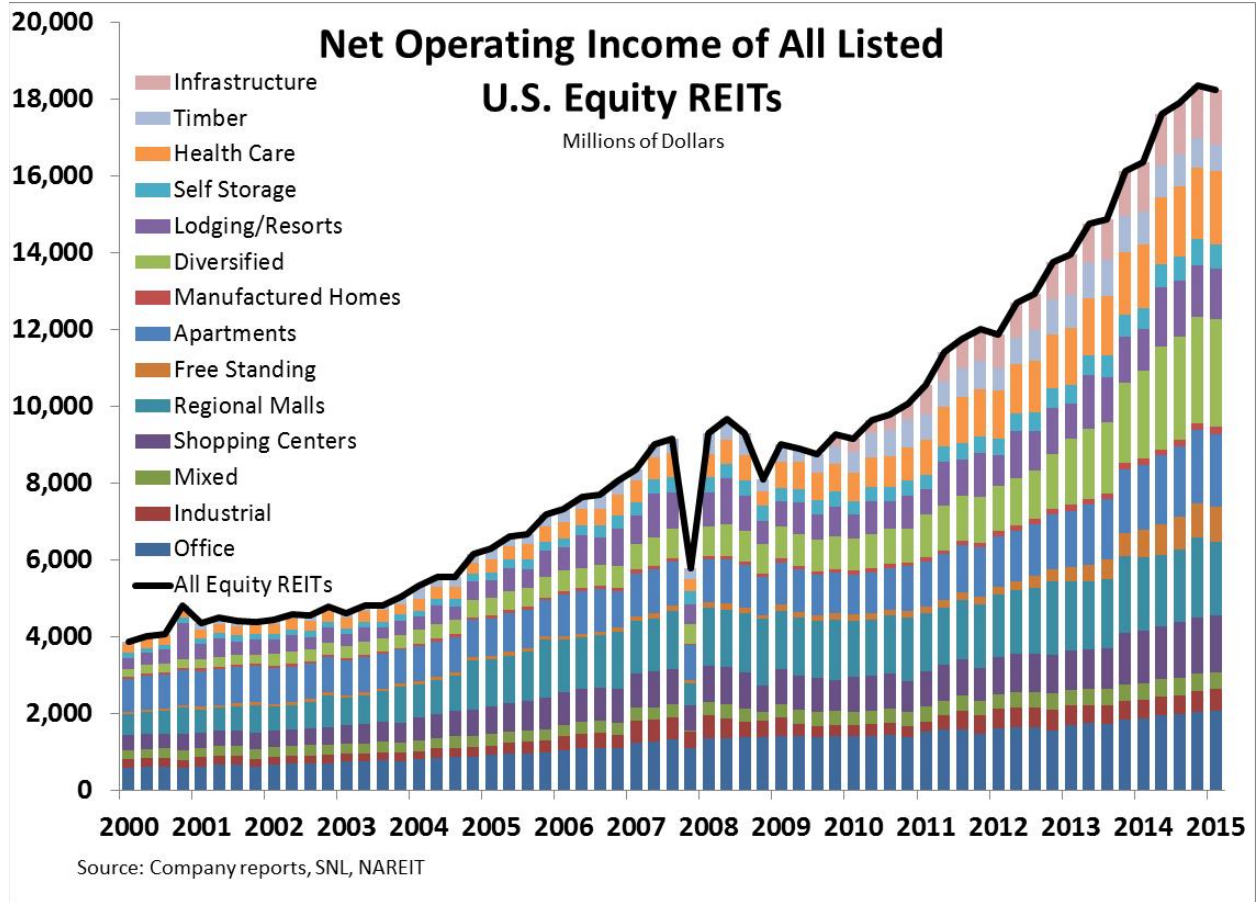
The NAREIT Dividend Tracker monitors total common dividends paid – the total amount of all dividends that investors in common stock receive from all listed Equity and Mortgage REITs.

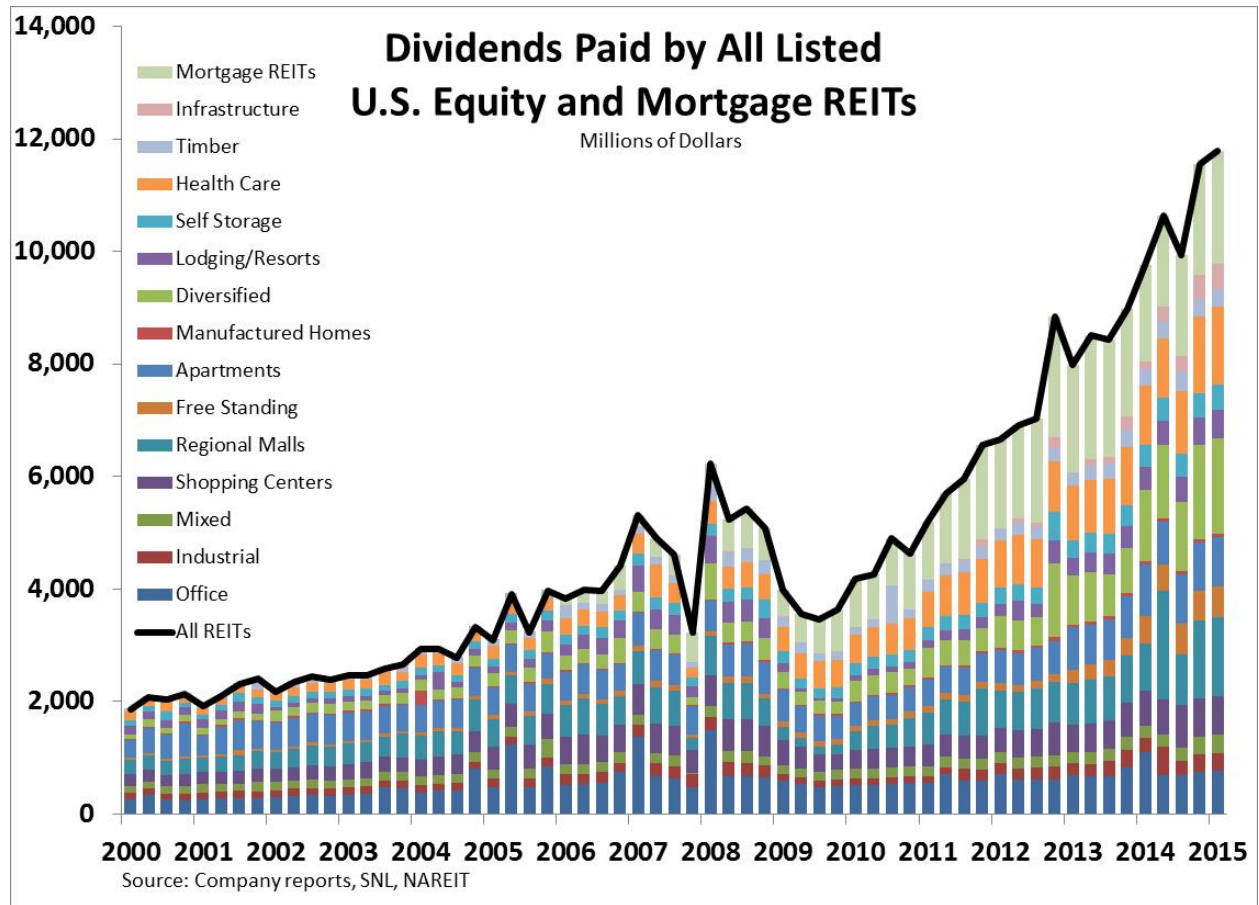
As of May 15, 2015, 179 listed Equity REITs in the FTSE NAREIT All Equity REITs Index had reported first quarter earnings. These REITs accounted for 98.8 percent of total industry FFO in the fourth quarter of 2014. The NAREIT T-Tracker uses estimates of FFO, NOI and dividends paid for REITs that have not reported as of May 15, 2015 based on growth of those measures for REITs that have reported.

***Editors' Note:** NAREIT provides media resources on [REIT Basics](#), a [Glossary of REIT Terms](#) as well as other industry data and information on the value that REITs provide to investors, the economy and our communities on REIT.com. NAREIT also makes economists and other industry experts available for commentary on industry trends and research.*

SEE CHARTS AND TABLES BELOW FOR ADDITIONAL DATA









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