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NEWS RELEASE

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REITs Nearly Double S&P 500's Q1 Performance

Equity REITs Return 10.02% Compared to S&P's 5.39%

Hotels, Retail, Self Storage Sectors Lead Gains

On a 10-Year Basis, Equity REITs Return 11.42%, S&P 500 Loses 0.65%

WASHINGTON, DC, April 1—REIT shares continued their strong performance in the first three months of 2010, nearly doubling the performance of the S&P 500 in the quarter and doubling their own values on a one-year basis at the quarter's end.

In the first quarter, the FTSE NAREIT All REITs Index delivered a total return of 9.57% and the FTSE NAREIT Equity REITs Index returned 10.02% compared with the 5.39% return of the S&P 500.

On a one-year basis through March 31, the FTSE NAREIT All REITs Index returned 98.88%, and the FTSE NAREIT Equity REITs Index gained 106.68%. By comparison, the total return of the S&P 500 was 49.77%.

Industry Recapitalization Drives Recent Returns

"REITs continue to benefit from their recapitalization over the past year, in which they raised more than \$35 billion in equity and debt offerings in the public markets," said NAREIT President and CEO Steven Wechsler. "The new capital enabled them to pay down or refinance near-term debt and position themselves as winners in a marketplace in which many commercial real estate owners face significant debt maturities without access to the capital needed to meet these obligations."

Lodging Leads Gains: 22.03% in the Quarter, 230.18% on One-Year Basis

All sectors of the REIT market saw significant gains in the first quarter. However, the strongest performance came from the Lodging/Resorts sector, with a total return of 22.03%. Other leading sectors in the quarter were Shopping Centers with a total return of 13.95%, and Self Storage, up 11.65%.

"The leading sectors are benefiting from investors' expectations that a growing economy will strengthen marketplace fundamentals and support the companies' revenue and earnings growth," said NAREIT Executive Vice President of Research and Investor Outreach Michael Grupe. "Additionally, investors have seen REITs in the Lodging/Resorts and Retail sectors begin to use their balance sheet strength in the first quarter to make strategic acquisitions of properties."

The leading REIT sectors on a one-year basis ended March 31 were Lodging/Resorts, with a total return of 230.18%; Regional Malls, up 182.87%; Office, up 120.33%; and Apartments with a 106.13% return. All of the top-performing sectors on a one-year basis had experienced some of the most severe share price declines from the REIT market's peak in February 2007 through its trough in March 2009.

REITs Outperform Over Long-Term

While REITs have provided investors with outstanding performance over the past year, they also have outperformed the market over longer periods. For the 10-year period ended March 31, the FTSE NAREIT All REITs Index delivered a compound annual total return of 10.95%, and the FTSE NAREIT Equity REITs Index delivered a compound annual total return of 11.42% – a significant outperformance of the S&P 500, which provided investors with a compound annual total return of -0.65% over the same period.

A \$10,000 investment in the FTSE NAREIT Equity REITs Index on April 1, 2000 would have increased by \$19,499, rising to \$29,499 over the 10-year period, while the same investment in the S&P 500 would have lost \$635, declining to \$9,365.

"The long-term annual total returns of the FTSE NAREIT Equity REITs Index typically have been in the range of 10% or greater," Grupe said. "Equity REITs also have outperformed the S&P 500 for the past 15-, 20-, 30- and 35-year periods."

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More detailed data on the U.S. REIT market's performance is on the following pages.

Multi-Year Investment Performance

Year-to-date and compound annual total returns of the FTSE NAREIT All REIT Index, the FTSE NAREIT Equity REIT Index and leading U.S. benchmarks for periods ending March 31, 2010:

	FTSE N	Dow Jones				
	All	Equity	S&P	Russell	Nasdaq	Industrial
_	REITs	REITs	500	2000	Composite ¹	Avgerage ¹
2010	9.57	10.02	5.39	8.85	5.68	4.11
1-Year	98.88	106.68	49.77	62.76	56.87	42.68
3-Year	-11.02	-10.60	-4.17	-3.99	-0.33	-4.22
5-Year	2.51	3.80	1.92	3.36	3.70	0.66
10-Year	10.95	11.42	-0.65	3.36	-6.25	-0.06
15-Year	9.94	10.49	7.75	8.02	7.44	6.61
20-Year	9.94	10.62	8.66	8.93	8.90	7.19
25-Year	8.26	10.14	10.38	9.05	8.98	8.97
30-Year	10.91	12.29	11.59	11.19	10.18	9.15
35-Year	11.61	13.47	11.25	NA	10.38	7.86

Data expressed in percent; highest return for the period in bold.

REIT First Quarter Data and Complete Property Sector Data Follow

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¹Price only returns.



Date	US Treasury	Standard & Poors		Dow Jones		2000 Total Retu		NASDAQ	FTSE NAREIT All REIT Inde		
Date	10-Year Note ¹	S&P 500	Utilities ²	Industrials ³	2000	Growth	Value	Composite ³	Total	Price	
				_							
2005	4.40	4 007 04	2 240 42		d of Year Valu		4 740 00	2 205 22	2.075.00	454.70	
2005	4.40	1,887.94	3,348.12	10,717.50	2,812.35	2,273.38	4,740.89	2,205.32	3,075.06	154.73	
2006	4.71	2,186.13	4,050.79	12,463.15	3,328.90	2,576.77	5,854.03	2,415.29	4,131.39	198.53	
2007	4.03	2,306.23	4,836.04	13,264.82	3,276.77	2,758.34	5,281.67	2,652.28	3,394.71	156.07	
2008	2.25	1,452.98	3,434.53	8,776.39	2,169.65	1,695.28	3,753.98	1,577.03	2,127.27	92.02	
2009	3.84	1,837.50	3,707.11	10,428.05	2,759.17	2,279.62	4,526.44	2,269.15	2,711.15	110.33	
				End	of Month Val	ues					
Dec-09	3.84	1,837.50	3,707.11	10,428.05	2,759.17	2,279.62	4,526.44	2,269.15	2,711.15	110.33	
Jan-10	3.61	1,771.40	3,653.95	10,067.33	2,657.61	2,177.65	4,393.77	2,147.35	2,584.32	104.97	
Feb-10	3.59	1,826.27	3,608.32	10,325.26	2,777.32	2,272.62	4,597.50	2,238.26	2,715.02	109.94	
Mar-10	3.83	1,936.48	3,707.69	10,856.63	3,003.36	2,453.18	4,979.91	2,397.96	2,970.74	119.50	
				E							
5-Mar-10	3.68	1,883.28	NA	10,566.20	<u>d of Week Valu</u> 2,943.34	<u>ies</u> 2,408.99	4,871.38	2,326.35	2,815.29	113.98	
12-Mar-10	3.71	1,903.29	NA	10,624.69	2,991.75	2,449.20	4,950.40	2,367.66	2,908.39	117.54	
19-Mar-10	3.69	1,919.80	NA NA	10,741.98	2,980.51	2,433.34	4,944.19	2,374.41	2,967.44	119.89	
26-Mar-10	3.85	1,931.18	NA NA	10,741.98	3,003.32	2,452.52	4,981.01	2,374.41	2,996.47	120.99	
20 Mai 10	0.00	1,001.10	10.	10,000.00	0,000.02	2, 102.02	1,001.01	2,000.10	2,000.11	120.00	
				Current W	eek's Daily Inc	lex Values					
29-Mar-10	3.86	1,942.51	NA	10,895.86	3,018.92	2,465.13	5,007.13	2,404.36	3,001.44	120.99	
30-Mar-10	3.87	1,942.81	NA	10,907.42	3,026.75	2,471.81	5,019.56	2,410.69	2,998.47	120.67	
31-Mar-10	3.83	1,936.48	NA	10,856.63	3,003.36	2,453.18	4,979.91	2,397.96	2,970.74	119.50	
	IIS Treasury	Standard	& Poore	Dow Jones	Pussell '	2000 Total Peti	ırn Indeves	NASDAO	ETSE NADEIT	· All PEIT In	
Date	US Treasury	Standard		Dow Jones		2000 Total Retu		NASDAQ Composite ³	FTSE NAREIT		
Date	US Treasury 10-Year Note ¹	Standard S&P 500	& Poors Utilities ²	Industrials ³	2000	Growth	ırn Indexes Value	NASDAQ Composite ³	FTSE NAREIT Total	All REIT Ir Price	
	10-Year Note ¹	S&P 500	Utilities ²	Industrials ³ <u>Annual</u>	2000 Percentage C	Growth hange ¹	Value	Composite ³	Total	Price	
2006	10-Year Note ¹ 0.31	S&P 500 15.79	Utilities ²	Industrials ³ Annual 16.29	2000 Percentage C 18.37	Growth hange ¹ 13.35	Value 23.48	Composite ³ 9.52	Total 34.35	Price 28.31	
2006 2007	0.31 -0.68	S&P 500 15.79 5.49	Utilities ² 20.99 19.38	Industrials ³ Annual 16.29 6.43	2000 Percentage C 18.37 -1.57	Growth hange ¹ 13.35 7.05	Value 23.48 -9.78	9.52 9.81	Total 34.35 -17.83	28.31 -21.39	
2006 2007 2008	0.31 -0.68 -1.78	S&P 500 15.79 5.49 -37.00	20.99 19.38 -28.98	Industrials ³ Annual 16.29 6.43 -33.84	2000 Percentage C 18.37 -1.57 -33.79	Growth hange ¹ 13.35 7.05 -38.54	Value 23.48 -9.78 -28.92	9.52 9.81 -40.54	Total 34.35 -17.83 -37.34	28.31 -21.39 -41.04	
2006 2007	0.31 -0.68	S&P 500 15.79 5.49	Utilities ² 20.99 19.38	Industrials ³ Annual 16.29 6.43	2000 Percentage C 18.37 -1.57	Growth hange ¹ 13.35 7.05	Value 23.48 -9.78	9.52 9.81	Total 34.35 -17.83	28.31 -21.39 -41.04 19.90	
2006 2007 2008 2009	0.31 -0.68 -1.78 1.59	S&P 500 15.79 5.49 -37.00 26.46	20.99 19.38 -28.98 7.94 0.02	Industrials ³ Annual 16.29 6.43 -33.84 18.82 4.11	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85	Growth hange¹ 13.35 7.05 -38.54 34.47 7.61	23.48 -9.78 -28.92 20.58 10.02	9.52 9.81 -40.54 43.89	Total 34.35 -17.83 -37.34 27.45	28.31 -21.39 -41.04 19.90	
2006 2007 2008 2009 2010	0.31 -0.68 -1.78 1.59 -0.01	S&P 500 15.79 5.49 -37.00 26.46 5.39	20.99 19.38 -28.98 7.94 0.02 Monthly	Industrials ³ Annual 16.29 6.43 -33.84 18.82 4.11 / Percentage Cha	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85	Growth hange ¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) ¹	9.52 9.81 -40.54 43.89 5.68	34.35 -17.83 -37.34 27.45 9.57	28.31 -21.39 -41.04 19.90 8.31	
2006 2007 2008 2009 2010	0.31 -0.68 -1.78 1.59 -0.01	S&P 500 15.79 5.49 -37.00 26.46 5.39	20.99 19.38 -28.98 7.94 0.02 Monthly 1.79	Industrials ³ Annual 16.29 6.43 -33.84 18.82 4.11 / Percentage Cha 0.80	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85 nge (Including 8.05	Growth hange ¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont 8.56	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) ¹ 7.57	9.52 9.81 -40.54 43.89 5.68	34.35 -17.83 -37.34 27.45 9.57	28.31 -21.39 -41.04 19.90 8.31	
2006 2007 2008 2009 2010 Dec-09 Jan-10	0.31 -0.68 -1.78 1.59 -0.01	S&P 500 15.79 5.49 -37.00 26.46 5.39 1.93 -3.60	Utilities ² 20.99 19.38 -28.98 7.94 0.02 Monthly 1.79 -1.43	Industrials ³ Annual 16.29 6.43 -33.84 18.82 4.11 / Percentage Cha 0.80 -3.46	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85 nge (Including 8.05 -3.68	Growth hange¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont 8.56 -4.47	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) ¹ 7.57 -2.93	9.52 9.81 -40.54 43.89 5.68	34.35 -17.83 -37.34 27.45 9.57	28.31 -21.39 -41.04 19.90 8.31 5.61	
2006 2007 2008 2009 2010	0.31 -0.68 -1.78 1.59 -0.01	S&P 500 15.79 5.49 -37.00 26.46 5.39	20.99 19.38 -28.98 7.94 0.02 Monthly 1.79	Industrials ³ Annual 16.29 6.43 -33.84 18.82 4.11 / Percentage Cha 0.80	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85 nge (Including 8.05	Growth hange ¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont 8.56	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) ¹ 7.57	9.52 9.81 -40.54 43.89 5.68	34.35 -17.83 -37.34 27.45 9.57	28.31 -21.39 -41.04 19.90 8.31 5.61 -4.86 4.73	
2006 2007 2008 2009 2010 Dec-09 Jan-10 Feb-10	0.31 -0.68 -1.78 1.59 -0.01 0.64 -0.23 -0.02	S&P 500 15.79 5.49 -37.00 26.46 5.39 1.93 -3.60 3.10	Utilities ² 20.99 19.38 -28.98 7.94 0.02 Monthly 1.79 -1.43 -1.25 NA	Industrials ³ Annual 16.29 6.43 -33.84 18.82 4.11 / Percentage Cha 0.80 -3.46 2.56 5.15	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85 nge (Including 8.05 -3.68 4.50 8.14	Growth hange¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont 8.56 -4.47 4.36 7.94	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) 7.57 -2.93 4.64 8.32	9.52 9.81 -40.54 43.89 5.68 5.81 -5.37 4.23	Total 34.35 -17.83 -37.34 27.45 9.57 6.43 -4.68 5.06	28.31 -21.39 -41.04 19.90 8.31 5.61 -4.86 4.73	
2006 2007 2008 2009 2010 Dec-09 Jan-10 Feb-10 Mar-10	0.31 -0.68 -1.78 1.59 -0.01 0.64 -0.23 -0.02 0.24	S&P 500 15.79 5.49 -37.00 26.46 5.39 1.93 -3.60 3.10 6.03	Utilities ² 20.99 19.38 -28.98 7.94 0.02 Monthly 1.79 -1.43 -1.25 NA Weekly	Industrials ³ Annual 16.29 6.43 -33.84 18.82 4.11 / Percentage Cha 0.80 -3.46 2.56 5.15 / Percentage Cha	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85 nge (Including 8.05 -3.68 4.50 8.14 nge (Including	Growth hange¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont 8.56 -4.47 4.36 7.94 Current Week	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) 7.57 -2.93 4.64 8.32	9.52 9.81 -40.54 43.89 5.68 5.81 -5.37 4.23 7.14	Total 34.35 -17.83 -37.34 27.45 9.57 6.43 -4.68 5.06 9.42	28.31 -21.39 -41.04 19.90 8.31 5.61 -4.86 4.73 8.70	
2006 2007 2008 2009 2010 Dec-09 Jan-10 Feb-10 Mar-10	0.31 -0.68 -1.78 1.59 -0.01 0.64 -0.23 -0.02 0.24	S&P 500 15.79 5.49 -37.00 26.46 5.39 1.93 -3.60 3.10 6.03	Utilities ² 20.99 19.38 -28.98 7.94 0.02 Monthly 1.79 -1.43 -1.25 NA Weekly	Industrials ³ Annual 16.29 6.43 -33.84 18.82 4.11 / Percentage Cha 0.80 -3.46 2.56 5.15 / Percentage Cha 0.55	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85 nge (Including 8.05 -3.68 4.50 8.14 nge (Including 5.98	Growth hange¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont 8.56 -4.47 4.36 7.94 Current Week 6.00	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) 7.57 -2.93 4.64 8.32 t to Date) 5.96	9.52 9.81 -40.54 43.89 5.68 5.81 -5.37 4.23 7.14	34.35 -17.83 -37.34 27.45 9.57 6.43 -4.68 5.06 9.42	28.31 -21.39 -41.04 19.90 8.31 5.61 -4.86 4.73 8.70	
2006 2007 2008 2009 2010 Dec-09 Jan-10 Feb-10 Mar-10	0.31 -0.68 -1.78 1.59 -0.01 0.64 -0.23 -0.02 0.24	S&P 500 15.79 5.49 -37.00 26.46 5.39 1.93 -3.60 3.10 6.03	Utilities ² 20.99 19.38 -28.98 7.94 0.02 Monthly 1.79 -1.43 -1.25 NA Weekly NA	Industrials ³ Annual 16.29 6.43 -33.84 18.82 4.11 / Percentage Cha 0.80 -3.46 2.56 5.15 / Percentage Cha 0.55 1.10	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85 nge (Including 8.05 -3.68 4.50 8.14 nge (Including 5.98 1.64	Growth hange¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont 8.56 -4.47 4.36 7.94 Current Week 6.00 1.67	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) 7.57 -2.93 4.64 8.32 t to Date) 5.96 1.62	9.52 9.81 -40.54 43.89 5.68 5.81 -5.37 4.23 7.14 1.78 0.29	34.35 -17.83 -37.34 27.45 9.57 6.43 -4.68 5.06 9.42 3.31 2.03	28.31 -21.39 -41.04 19.90 8.31 5.61 -4.86 4.73 8.70	
2006 2007 2008 2009 2010 Dec-09 Jan-10 Feb-10 Mar-10 12-Mar-10 19-Mar-10 26-Mar-10	0.31 -0.68 -1.78 1.59 -0.01 0.64 -0.23 -0.02 0.24	S&P 500 15.79 5.49 -37.00 26.46 5.39 1.93 -3.60 3.10 6.03 1.06 0.87 0.59	Utilities ² 20.99 19.38 -28.98 7.94 0.02 Monthly 1.79 -1.43 -1.25 NA Weekly	Industrials ³ Annual 16.29 6.43 -33.84 18.82 4.11 / Percentage Cha 0.80 -3.46 2.56 5.15 / Percentage Cha 0.55 1.10 1.01	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85 nge (Including 8.05 -3.68 4.50 8.14 nge (Including 5.98 1.64 -0.38	Growth hange¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont 8.56 -4.47 4.36 7.94 Current Week 6.00 1.67 -0.65	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) 7.57 -2.93 4.64 8.32 t to Date) 5.96	9.52 9.81 -40.54 43.89 5.68 5.81 -5.37 4.23 7.14 1.78 0.29 0.87	34.35 -17.83 -37.34 27.45 9.57 6.43 -4.68 5.06 9.42 3.31 2.03 0.98	28.31 -21.39 -41.04 19.90 8.31 5.61 -4.86 4.73 8.70 3.12 2.00 0.92	
2006 2007 2008 2009 2010 Dec-09 Jan-10 Feb-10 Mar-10	0.31 -0.68 -1.78 1.59 -0.01 0.64 -0.23 -0.02 0.24	S&P 500 15.79 5.49 -37.00 26.46 5.39 1.93 -3.60 3.10 6.03	Utilities ² 20.99 19.38 -28.98 7.94 0.02 Monthly 1.79 -1.43 -1.25 NA Weekly NA NA NA	Industrials Annual 16.29 6.43 -33.84 18.82 4.11 Percentage Cha 0.80 -3.46 2.56 5.15 Percentage Cha 0.55 1.10 1.01 0.06	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85 nge (Including 8.05 -3.68 4.50 8.14 nge (Including 5.98 1.64 -0.38 0.77	Growth hange¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont 8.56 -4.47 4.36 7.94 Current Week 6.00 1.67 -0.65 0.79	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) 7.57 -2.93 4.64 8.32 t to Date) 5.96 1.62 -0.13	9.52 9.81 -40.54 43.89 5.68 5.81 -5.37 4.23 7.14 1.78 0.29	34.35 -17.83 -37.34 27.45 9.57 6.43 -4.68 5.06 9.42 3.31 2.03	28.31 -21.39 -41.04 19.90 8.31 5.61 -4.86 4.73 8.70	
2006 2007 2008 2009 2010 Dec-09 Jan-10 Feb-10 Mar-10	0.31 -0.68 -1.78 1.59 -0.01 0.64 -0.23 -0.02 0.24	S&P 500 15.79 5.49 -37.00 26.46 5.39 1.93 -3.60 3.10 6.03 1.06 0.87 0.59	Utilities ² 20.99 19.38 -28.98 7.94 0.02 Monthly 1.79 -1.43 -1.25 NA Weekly NA NA NA	Industrials Annual 16.29 6.43 -33.84 18.82 4.11 Percentage Cha 0.80 -3.46 2.56 5.15 Percentage Cha 0.55 1.10 1.01 0.06	2000 Percentage C 18.37 -1.57 -33.79 27.17 8.85 nge (Including 8.05 -3.68 4.50 8.14 nge (Including 5.98 1.64 -0.38	Growth hange¹ 13.35 7.05 -38.54 34.47 7.61 Current Mont 8.56 -4.47 4.36 7.94 Current Week 6.00 1.67 -0.65 0.79	Value 23.48 -9.78 -28.92 20.58 10.02 h to Date) 7.57 -2.93 4.64 8.32 t to Date) 5.96 1.62 -0.13	9.52 9.81 -40.54 43.89 5.68 5.81 -5.37 4.23 7.14 1.78 0.29 0.87	34.35 -17.83 -37.34 27.45 9.57 6.43 -4.68 5.06 9.42 3.31 2.03 0.98	28.31 -21.39 -41.04 19.90 8.31 5.61 -4.86 4.73 8.70 3.12 2.00 0.92	

Source: FTSE®, NAREIT®.

Notes

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

² Monthly returns only. Year-to-date total return is at month-end.

³ Price only returns.



All REIT Index		dex	Composite REIT Index			Real Estate 50 Index [™] 1			Equity REIT Index			Mortgage REIT Index			Hybrid REIT Index		Index	
	Retu	rns (%)	Dividend	Retui	rns (%)	Dividend	Retu	rns (%)	Dividend	Retu	rns (%)	Dividend	Retu	rns (%)	Dividend	Retu	rns (%)	Dividend
Period	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 (incl	uding cur	rent year	to date)															
2005	8.29	2.51	5.06	8.29	2.51	5.06	13.67	8.51	4.07	12.16	6.67	4.57	-23.19	-30.87	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	8.43	9.19	40.95	31.20	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	9.57	8.31	4.58	9.46	8.20	4.64	8.58	7.34	4.50	10.02	8.89	3.86	2.41	-0.47	13.81	45.35	43.85	12.69
Quarter (incl																		
2008: Q4	-36.54	-37.87	8.37	-36.86	-38.20	8.32	-37.34	-38.59	7.22	-38.80	-40.00	7.56	-0.45	-4.82	14.47	-19.64	-21.04	49.56
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	9.57	8.31	4.58	9.46	8.20	4.64	8.58	7.34	4.50	10.02	8.89	3.86	2.41	-0.47	13.81	45.35	43.85	12.69
Month (inclu	iding curr	ent month	n to date)															
2009: Oct	-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
December	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
March	9.42	8.70	4.58	9.36	8.65	4.64	8.94	8.27	4.50	10.18	9.67	3.86	0.47	-2.44	13.81	9.11	9.12	12.69
Week (include	ding curre	nt week t	o date)															
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
5-Mar-10	3.69	3.67	4.81	3.65	3.63	4.89	3.41	3.39	4.80	3.92	3.90	4.00	0.55	0.46	14.44	7.67	7.70	14.12
12-Mar-10	3.31	3.12	4.70	3.33	3.17	4.77	3.35	3.16	4.69	3.67	3.49	3.89	-0.21	-0.15	14.47	-1.75	-1.76	14.38
19-Mar-10	2.03	2.00	4.60	2.05	2.01	4.66	2.07	2.05	4.59	2.03	2.00	3.81	2.12	2.13	14.17	6.03	6.00	13.56
26-Mar-10	0.98	0.92	4.59	0.93	0.88	4.65	0.76	0.71	4.54	1.23	1.21	3.79	-2.49	-2.98	14.58	-0.68	-0.68	13.57
31-Mar-10	-0.86	-1.23	4.58	-0.87	-1.25	4.64	-0.88	-1.22	4.50	-0.98	-1.20	3.86	0.56	-1.84	13.81	-2.05	-2.05	12.69
Historical (co			ates at mont															
1-Year	98.88	88.46		99.47	88.91		99.63	89.54		106.68	97.38		39.99	21.25		92.60	85.35	
3-Year	-11.02	-15.90		-11.22	-16.14		-11.06	-15.65		-10.60	-15.03		-16.15	-26.45		-30.44	-36.18	
5-Year	2.51	-2.82		2.33	-3.03		3.63	-1.28		3.80	-1.09		-11.89	-21.82		-14.66	-21.28	
10-Year	10.95	4.30		10.85	4.18		11.39	5.49		11.42	5.15		8.77	-4.13		5.46	-2.90	
15-Year	9.94	3.01		9.87	2.93		NA	NA		10.49	3.86		5.78	-5.56		1.35	-7.16	
20-Year	9.94	2.29		9.89	2.23		NA	NA		10.62	3.43		5.60	-6.29		3.13	-5.88	
25-Year	8.26	0.23		8.22	0.18		NA	NA		10.14	2.80		3.33	-8.36		1.82	-7.53	
30-Year	10.91	2.21		10.88	2.17		NA	NA		12.29	4.10		6.25	-5.72		6.22	-3.36	
35-Year	11.61	2.75		11.58	2.71		NA	NA		13.47	5.13		6.79	-4.99		7.38	-2.23	

Source: FTSE®, NAREIT®.

Notes:

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The Real Estate 50 IndexTM 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.



			Peri	od to Date Per		Compound Annual Total Returns						
	Number	Dividend	Price Return		Total R	eturns		At month-end (%)				
Property Sector/Subsector	of REITs	Yield	31-Mar-10	31-Mar-10	M-T-D	Q-T-D	Y-T-D	1-Year	3-Year	5-Year	10-year	
FTSE NAREIT Equity REITs	106	3.86	-1.11	-1.06	10.18	10.02	10.02	106.68	-10.60	3.80	11.42	
Industrial/Office	26	3.86	-1.20	-1.10	9.78	7.06	7.06	110.39	-16.94	-0.43	7.84	
Industrial	7	4.46	-1.86	-1.56	7.51	3.41	3.41	99.62	-28.66	-8.83	4.70	
Office	14	3.27	-0.93	-0.88	10.43	8.81	8.81	120.33	-11.27	3.66	9.33	
Mixed	5	5.41	-1.25	-1.25	10.95	5.92	5.92	93.00	-15.34	-0.76	8.01	
Retail	25	3.58	-1.44	-1.35	8.71	11.68	11.68	123.90	-17.45	-0.68	12.93	
Shopping Centers	15	3.72	-1.49	-1.25	9.54	13.95	13.95	91.95	-19.06	-1.83	11.24	
Regional Malls	6	3.01	-1.56	-1.56	7.98	9.48	9.48	182.87	-19.60	-1.62	13.74	
Free Standing	4	6.22	-0.61	-0.61	8.97	14.20	14.20	64.48	6.11	10.61	17.10	
Residential	16	3.95	-0.91	-0.92	7.36	9.79	9.79	103.32	-6.16	6.98	11.22	
Apartments	14	3.95	-0.95	-0.95	7.05	9.67	9.67	106.13	-6.47	7.14	11.40	
Manufactured Homes	2	3.96	-0.26	-0.26	13.13	11.99	11.99	61.73	0.94	3.80	8.00	
Diversified	8	3.85	-1.35	-1.36	14.55	10.15	10.15	121.14	-10.20	3.51	11.70	
Lodging/Resorts	9	1.52	-0.07	-0.07	21.85	22.03	22.03	230.18	-15.99	-0.66	6.77	
Health Care	12	5.56	-0.95	-0.95	9.15	6.80	6.80	84.42	6.13	14.67	21.29	
Self Storage	4	2.94	-1.45	-1.46	12.50	11.65	11.65	78.51	-0.93	11.07	17.65	
Specialty	6	4.33	-0.87	-0.88	8.58	8.76	8.76	60.61	5.22	11.43	6.10	
FTSE NAREIT Hybrid REITs	3	12.69	-0.05	-0.02	9.11	45.35	45.35	92.60	-30.44	-14.66	5.46	
		.,										
FTSE NAREIT Mortgage REITs	19	13.81	0.47	0.52	0.47	2.41	2.41	39.99	-16.15	-11.89	8.77	
Home Financing	14	14.30	0.53	0.53	0.30	2.08	2.08	39.69	-8.45	-8.43	11.07	
Commercial Financing	5	3.53	0.23	0.42	4.42	10.27	10.27	37.80	-54.40	-36.96	-8.42	

Source: FTSE®, NAREIT®.

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