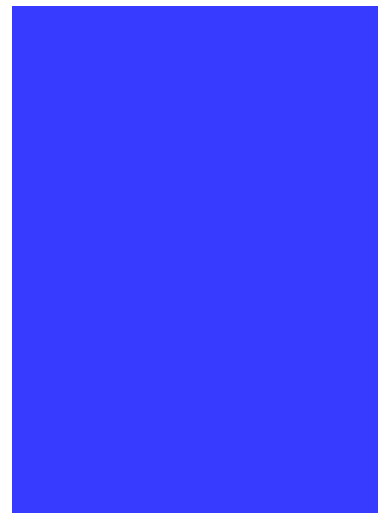
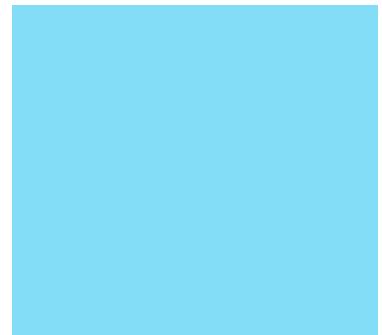


REITWatch®

A Monthly Statistical Report on the Real Estate Investment Trust Industry



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REITWATCH

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REIT Industry Fact Sheet

Data as of April 30, 2019, except where noted.

Unless otherwise noted, all data are derived from, and apply only to, publicly traded US REITs.

Industry Size

- FTSE Nareit All REITs equity market capitalization = \$1.214 trillion
- FTSE Nareit All Equity REITs equity market capitalization = \$1.130 trillion
- REITs own approximately \$2.0 trillion of commercial real estate assets, including listed and non-listed public Equity and Mortgage REITs
- 223 REITs are in the FTSE Nareit All REITs Index
- 187 REITs trade on the New York Stock Exchange
- NYSE listed REITs equity market capitalization = \$1.082 trillion

Investment Performance

Year-to-date and compound annual total returns of the FTSE Nareit All REITs Index, the FTSE Nareit All Equity REITs Index, and leading US benchmarks for periods ending April 30, 2019:

	FTSE Nareit		S&P 500	Russell 2000	Nasdaq Composite	Dow Jones Industrial Average
	All REITs	All Equity REITs				
2019: YTD	16.63	16.90	18.25	18.48	22.38	14.79
1-Year	19.18	19.56	13.49	4.61	15.82	12.63
3-Year	8.66	8.42	14.87	13.60	20.58	17.16
5-Year	9.23	9.30	11.63	8.63	15.82	12.60
10-Year	15.38	15.61	15.32	14.10	18.10	15.43
15-Year	9.40	9.97	8.97	8.66	10.07	9.30
20-Year	10.21	10.58	6.05	8.16	5.96	7.11
25-Year	10.04	10.38	9.92	9.11	<i>10.08</i>	8.23
30-Year	9.81	10.54	10.15	9.40	<i>10.30</i>	8.32
35-Year	9.45	10.93	11.29	9.79	<i>10.48</i>	9.33
40-Year	10.83	12.18	11.78	11.06	<i>10.80</i>	8.97
1972 - 2019	9.70	11.77	10.58	-	<i>9.04</i>	7.44

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

Returns in italics are price-only.

Dividends

Yield Comparison

- FTSE Nareit All REITs: 4.15%
- FTSE Nareit All Equity REITs: 3.75%
- S&P 500: 1.96%

- Public listed REITs paid out approximately \$53.2 billion and public non-listed REITs paid out approximately \$4.3 billion in dividends during 2017.
- On average, 59 percent of the annual dividends paid by REITs qualify as ordinary taxable income, 17 percent qualify as return of capital and 24 percent qualify as long-term capital gains.

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REIT Industry Fact Sheet

Data as of April 30, 2019, except where noted.

Unless otherwise noted, all data are derived from, and apply only to, publicly traded US REITs.

Leverage and Coverage Ratios

(Data as of 2018: Q4)

Equity REITs

- Debt Ratio: 34.1%
- Coverage Ratio: 4.4x
- Fixed Charge Ratio: 4.1x
- 67 Equity REITs are rated investment grade, 67 percent by equity market capitalization.

All REITs

- Debt Ratio: 46.2%
- Coverage Ratio: 3.0x
- Fixed Charge Ratio: 2.8x
- 67 REITs are rated investment grade, 63 percent by equity market capitalization.

- Debt ratio equals total debt divided by total market capitalization. Total market capitalization is the sum of total debt and implied equity market capitalization (common shares plus operating partnership units).

- Coverage ratio equals EBITDA divided by interest expense.

- Fixed charge ratio equals EBITDA divided by interest expense plus preferred dividends.

Average Daily Dollar Trading Volume

- April 2019: \$6.2 billion
- April 2014: \$4.9 billion
- April 2009: \$5.8 billion

Capital Offerings

	2019: YTD	
	Number of Offerings	Capital Raised (\$M)
IPOs	0	0
Secondary Common	28	9,768
Secondary Preferred	8	979
Secondary Debt	29	11,924
Total	65	22,670

Exhibit 1 Investment Performance: FTSE Nareit US Real Estate Index Series

April 30, 2019

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)																		
2014	27.15	21.93	4.00	27.23	22.00	4.06	28.73	23.86	3.77	28.03	23.44	3.56	30.14	25.25	3.65	17.88	6.30	10.66
2015	2.29	-1.95	4.30	2.05	-2.20	4.33	4.40	0.42	3.74	2.83	-0.98	3.85	3.20	-0.68	3.92	-8.88	-18.48	12.15
2016	9.28	4.97	4.32	9.37	5.05	4.34	5.52	1.91	3.93	8.63	4.77	3.96	8.52	4.63	4.01	22.85	10.00	10.60
2017	9.27	4.77	4.27	9.29	4.76	4.29	9.23	5.01	3.78	8.67	4.52	3.94	5.23	1.04	4.15	19.79	8.73	9.83
2018	-4.10	-8.34	4.80	-3.94	-8.21	4.82	-2.12	-6.02	4.20	-4.04	-7.95	4.37	-4.62	-8.72	4.63	-2.52	-12.30	11.48
2019	16.63	15.27	4.15	16.61	15.23	4.17	16.76	15.56	3.70	16.90	15.65	3.75	16.06	14.72	4.03	12.23	9.15	10.51
Quarter (including current quarter to date)																		
2018: Q1	-6.66	-7.67	4.59	-6.51	-7.52	4.64	-5.84	-6.74	4.11	-6.66	-7.59	4.27	-8.20	-9.20	4.58	-4.06	-6.47	10.47
Q2	8.32	7.09	4.30	8.27	7.02	4.33	6.59	5.47	3.93	8.50	7.35	3.96	10.04	8.84	4.17	4.71	2.05	10.35
Q3	1.03	-0.06	4.36	1.01	-0.09	4.37	1.19	0.19	3.98	0.87	-0.13	4.00	1.23	0.18	4.19	2.93	0.33	10.10
Q4	-6.11	-7.24	4.80	-6.04	-7.17	4.82	-3.63	-4.63	4.20	-6.06	-7.09	4.37	-6.73	-7.80	4.63	-5.73	-8.42	11.48
2019: Q1	16.70	15.53	4.13	16.72	15.55	4.14	17.15	16.09	3.67	17.17	16.10	3.72	16.33	15.15	4.00	10.11	7.62	10.61
Q2	-0.06	-0.23	4.15	-0.10	-0.28	4.17	-0.33	-0.46	3.70	-0.23	-0.39	3.75	-0.24	-0.38	4.03	1.93	1.42	10.51
Month																		
2018: Nov	4.49	4.22	4.31	4.57	4.29	4.32	5.28	4.97	3.86	4.75	4.47	3.93	4.74	4.44	4.14	1.75	1.55	10.21
Dec	-7.73	-8.46	4.80	-7.75	-8.48	4.82	-7.01	-7.61	4.20	-7.89	-8.52	4.37	-8.23	-8.86	4.63	-5.65	-7.92	11.48
2019: Jan	11.42	11.27	4.30	11.42	11.27	4.32	10.77	10.65	3.81	11.58	11.43	3.91	11.75	11.56	4.13	9.08	8.91	10.56
Feb	0.50	0.27	4.30	0.45	0.21	4.32	0.73	0.47	3.79	0.54	0.30	3.90	0.73	0.47	4.12	-0.97	-1.15	10.70
Mar	4.22	3.56	4.13	4.29	3.63	4.14	5.00	4.43	3.67	4.45	3.88	3.72	3.35	2.73	4.00	1.93	-0.03	10.61
Apr	-0.06	-0.23	4.15	-0.10	-0.28	4.17	-0.33	-0.46	3.70	-0.23	-0.39	3.75	-0.24	-0.38	4.03	1.93	1.42	10.51
Week (including current week to date)																		
29-Mar-19	1.41	1.03	4.13	1.42	1.04	4.14	1.22	0.91	3.67	1.43	1.14	3.72	1.30	0.96	4.00	1.39	-0.44	10.61
5-Apr-19	1.02	0.96	4.09	1.01	0.95	4.10	0.83	0.81	3.64	1.02	0.98	3.68	1.10	1.05	3.96	0.81	0.50	10.56
12-Apr-19	0.27	0.21	4.09	0.27	0.21	4.10	0.36	0.29	3.64	0.27	0.20	3.69	0.17	0.14	3.96	0.28	0.23	10.53
19-Apr-19	-2.77	-2.78	4.21	-2.79	-2.80	4.22	-3.01	-3.01	3.75	-2.96	-2.97	3.80	-2.91	-2.91	4.08	-0.19	-0.19	10.60
26-Apr-19	1.49	1.47	4.15	1.48	1.46	4.17	1.46	1.46	3.70	1.49	1.48	3.75	1.60	1.58	4.02	1.21	1.21	10.48
30-Apr-19	0.00	-0.04	4.15	0.00	-0.04	4.17	0.09	0.04	3.70	0.01	-0.02	3.75	-0.14	-0.18	4.03	-0.20	-0.34	10.51
Historical (compound annual rates at month-end)																		
1-Year	19.18	14.03		19.20	14.02		21.70	16.95		19.56	14.83		18.88	13.92		13.53	2.13	
3-Year	8.66	4.11		8.78	4.19		8.48	4.34		8.42	4.24		6.90	2.61		14.93	3.67	
5-Year	9.23	4.71		501.05	191.97		9.44	5.32		9.30	5.20		8.36	4.15		8.84	-2.10	
10-Year	15.38	10.39		145.16	70.87		15.26	10.64		15.61	11.29		15.10	10.68		12.37	-0.07	
15-Year	9.40	4.32		81.82	42.93		9.95	5.28		9.97	5.44		9.65	5.06		2.34	-8.80	
20-Year	10.21	4.36		56.58	30.72		-	-		10.58	5.20		10.34	4.91		6.42	-5.64	
25-Year	10.04	3.87		43.15	23.90		-	-		10.38	4.65		10.19	4.42		7.01	-4.60	
30-Year	9.81	2.93		34.84	19.55		-	-		10.54	4.26		10.38	4.07		6.13	-5.77	
35-Year	9.45	2.15		29.20	16.54		-	-		10.93	4.27		10.79	4.11		5.25	-6.51	
40-Year	10.83	3.01		25.13	14.33		-	-		12.18	4.91		12.06	4.77		6.59	-5.31	

Source: FTSE™, 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.

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Exhibit 2 Investment Performance by Property Sector and Subsector

April 30, 2019

Sector	Number of Constituents	Total Return (%)			Dividend Yield (%)	Market Capitalization (\$)¹	
		2018	April	2019: YTD		Equity	Implied
FTSE Nareit All Equity REITs	169	-4.04	-0.23	16.90	3.75	1,129,813,859	1,168,675,358
FTSE Nareit Equity REITs	159	-4.62	-0.24	16.06	4.03	937,655,832	976,119,418
Industrial	12	-2.51	4.29	26.48	2.77	97,168,458	100,395,913
Office	21	-14.50	0.78	21.25	3.29	98,951,611	106,005,675
Retail	33	-4.96	-3.51	10.41	4.82	168,764,512	180,580,118
Shopping Centers	17	-14.55	-1.74	16.16	4.84	55,955,742	57,287,293
Regional Malls	7	-6.99	-5.12	4.33	5.29	66,537,262	76,544,463
Free Standing	9	13.93	-3.12	13.50	4.12	46,271,508	46,748,361
Residential	21	3.09	0.58	17.20	2.87	168,825,508	175,835,245
Apartments	15	3.70	-0.16	15.95	3.12	126,573,323	131,025,904
Manufactured Homes	3	11.43	2.91	21.27	2.34	21,631,894	22,637,904
Single Family Homes	3	-11.41	3.68	22.54	1.57	20,620,292	22,171,438
Diversified	16	-12.52	0.63	17.33	4.89	56,927,504	59,954,693
Lodging/Resorts	17	-12.82	2.03	18.17	5.23	54,630,616	55,086,791
Health Care	18	7.58	-4.42	8.02	5.44	105,417,534	106,318,137
Self Storage	5	2.94	1.22	11.21	3.65	63,630,473	65,751,274
Timber	4	-31.96	1.66	23.12	4.74	27,295,397	27,295,397
Infrastructure	6	6.99	-0.52	20.71	2.05	164,862,630	165,260,543
Data Centers	5	-14.11	0.42	20.66	2.77	74,200,279	77,014,944
Specialty	11	-6.68	1.60	18.62	6.16	49,139,336	49,176,627
FTSE Nareit Mortgage REITs	35	-2.52	1.93	12.23	10.51	75,268,814	75,812,280
Home Financing	22	-4.70	1.50	10.37	11.58	52,245,074	52,270,892
Commercial Financing	13	3.51	3.01	17.11	7.84	23,023,739	23,541,388

Source: FTSE™, Nareit®.

Notes:

¹ Implied market capitalization is calculated as common shares outstanding plus operating partnership units, multiplied by share price. Data presented in thousands of dollars.

Exhibit 3 Selected Indicators of Equity Market Performance

(Period ending index levels and percent change)

April 30, 2019

Period	FTSE Nareit All Equity REITs		S&P 500		Dow Jones Industrials		Russell 2000		Nasdaq Composite		US Treasury 10-Year Note ¹	
	Levels	Returns	Levels	Returns	Levels	Returns	Levels	Returns	Levels	Returns	Yield	Change
Annual (including current year to date)												
2009	6,524.25	27.99	1,837.50	26.46	18,335.23	22.68	2,759.17	27.17	2,378.33	45.32	3.85	1.60
2010	8,347.58	27.95	2,114.29	15.06	20,913.80	14.06	3,500.15	26.85	2,806.89	18.02	3.30	-0.55
2011	9,039.07	8.28	2,158.94	2.11	22,666.87	8.38	3,353.99	-4.18	2,783.67	-0.83	1.89	-1.41
2012	10,819.84	19.70	2,504.44	16.00	24,987.40	10.24	3,902.37	16.35	3,269.46	17.45	1.78	-0.11
2013	11,128.83	2.86	3,315.59	32.39	32,397.14	29.65	5,417.36	38.82	4,581.05	40.12	3.04	1.26
2014	14,247.97	28.03	3,769.44	13.69	35,650.39	10.04	5,682.50	4.89	5,256.55	14.75	2.17	-0.87
2015	14,650.51	2.83	3,821.60	1.38	35,726.03	0.21	5,431.67	-4.41	5,622.56	6.96	2.27	0.10
2016	15,914.73	8.63	4,278.66	11.96	41,619.65	16.50	6,589.05	21.31	6,121.12	8.87	2.45	0.18
2017	17,295.16	8.67	5,212.76	21.83	53,317.96	28.11	7,554.17	14.65	7,935.29	29.64	2.40	-0.05
2018	16,595.65	-4.04	4,984.22	-4.38	51,462.77	-3.48	6,722.15	-11.01	7,709.91	-2.84	2.69	0.29
2019	19,400.80	16.90	5,893.81	18.25	59,072.70	14.79	7,964.18	18.48	9,435.63	22.38	2.51	-0.18
Quarter (including current quarter to date)												
2017: Q3	16,876.00	1.11	4,887.97	4.48	48,051.36	5.58	7,310.00	5.67	7,447.57	6.06	2.33	0.02
Q4	17,295.16	2.48	5,212.76	6.64	53,317.96	10.96	7,554.17	3.34	7,935.29	6.55	2.40	0.07
2018: Q1	16,142.71	-6.66	5,173.19	-0.76	52,270.30	-1.96	7,547.81	-0.08	8,140.58	2.59	2.74	0.34
Q2	17,514.65	8.50	5,350.83	3.43	52,930.99	1.26	8,133.04	7.75	8,678.85	6.61	2.85	0.11
Q3	17,667.15	0.87	5,763.42	7.71	58,028.52	9.63	8,423.91	3.58	9,322.12	7.41	3.05	0.20
Q4	16,595.65	-6.06	4,984.22	-13.52	51,462.77	-11.31	6,722.15	-20.20	7,709.91	-17.29	2.69	-0.36
2019: Q1	19,445.86	17.17	5,664.46	13.65	57,541.76	11.81	7,702.52	14.58	9,005.73	16.81	2.41	-0.28
Q2	19,400.80	-0.23	5,893.81	4.05	59,072.70	2.66	7,964.18	3.40	9,435.63	4.77	2.51	0.10
Month												
2018: Apr	16,226.79	0.52	5,193.04	0.38	52,449.71	0.34	7,613.06	0.86	8,146.93	0.08	2.95	0.21
May	16,811.27	3.60	5,318.10	2.41	53,189.25	1.41	8,075.18	6.07	8,594.87	5.50	2.83	-0.12
Jun	17,514.65	4.18	5,350.83	0.62	52,930.99	-0.49	8,133.04	0.72	8,678.85	0.98	2.85	0.02
Jul	17,621.03	0.61	5,549.96	3.72	55,490.00	4.83	8,274.79	1.74	8,869.11	2.19	2.96	0.11
Aug	18,110.35	2.78	5,730.80	3.26	56,908.53	2.56	8,631.52	4.31	9,388.22	5.85	2.86	-0.10
Sep	17,667.15	-2.45	5,763.42	0.57	58,028.52	1.97	8,423.91	-2.41	9,322.12	-0.70	3.05	0.19
Oct	17,199.79	-2.65	5,369.49	-6.84	55,137.07	-4.98	7,508.93	-10.86	8,467.99	-9.16	3.15	0.10
Nov	18,017.18	4.75	5,478.91	2.04	56,297.96	2.11	7,628.29	1.59	8,509.67	0.49	3.01	-0.14
Dec	16,595.65	-7.89	4,984.22	-9.03	51,462.77	-8.59	6,722.15	-11.88	7,709.91	-9.40	2.69	-0.32
2019: Jan	18,517.39	11.58	5,383.63	8.01	55,215.78	7.29	7,478.39	11.25	8,464.37	9.79	2.63	-0.06
Feb	18,617.67	0.54	5,556.49	3.21	57,441.71	4.03	7,867.17	5.20	8,768.87	3.60	2.73	0.10
Mar	19,445.86	4.45	5,664.46	1.94	57,541.76	0.17	7,702.52	-2.09	9,005.73	2.70	2.41	-0.32
Apr	19,400.80	-0.23	5,893.81	4.05	59,072.70	2.66	7,964.18	3.40	9,435.63	4.77	2.51	0.10
Historical (compound annual rates)												
1-Year	19.56		13.49		12.63		4.61		15.82			
3-Year	8.42		14.87		17.16		13.60		20.58			
5-Year	9.30		11.63		12.60		8.63		15.82			
10-Year	15.61		15.32		15.43		14.10		18.10			
15-Year	9.97		8.97		9.30		8.66		10.07			
20-Year	10.58		6.05		7.11		8.16		5.96			
25-Year	10.38		9.92		8.23		9.11		10.08			
30-Year	10.54		10.15		8.32		9.40		10.30			
35-Year	10.93		11.29		9.33		9.79		10.48			
40-Year	12.18		11.78		8.97		11.06		10.80			

Source: Nareit®, FactSet.

¹ Ten-year constant maturity Treasury note

Returns in italics are price-only.

Exhibit 4 Historical Offerings of Securities

April 30, 2019

Period	Total		Initial Public Offerings		Secondary Equity					Secondary Debt Unsecured	
	Number	Capital Raised (\$M)	Number	Capital Raised (\$M)	Common Shares		Preferred Shares		ATM Issuance ¹	Number	Capital Raised (\$M)
					Number	Capital Raised (\$M)	Number	Capital Raised (\$M)	Capital Raised (\$M)		
Annual Totals (including current year to date)											
2011	164	55,877	8	2,307	92	31,075	31	4,108	4,596	33	13,790
2012	254	80,447	8	1,822	106	35,143	71	10,631	7,121	69	25,730
2013	254	80,243	19	5,732	121	35,756	28	4,755	3,260	86	30,739
2014	219	67,910	6	4,067	102	24,106	24	4,618	4,184	87	30,934
2015	162	62,777	7	1,423	75	23,433	8	2,236	3,484	72	32,201
2016	196	76,833	4	1,690	75	26,158	36	4,655	7,069	82	37,261
2017	263	100,146	9	2,950	75	27,875	52	10,970	7,584	127	50,767
2018	129	54,870	5	3,264	53	16,654	10	1,580	8,150	61	25,222
2019	65	22,670	0	0	28	9,768	8	979	-	29	11,924
Quarterly Totals											
2018: Q1	37	15,868	3	2,738	9	3,546	6	815	374	19	8,769
Q2	23	7,922	1	523	7	1,496	1	316	2,814	14	5,587
Q3	40	14,627	0	0	21	7,885	2	403	2,140	17	6,339
Q4	29	8,303	1	3	16	3,728	1	46	2,822	11	4,527
2019: Q1	57	19,600	0	0	23	7,328	6	849	-	28	11,424
Q2	8	3,070	0	0	5	2,440	2	130	-	1	500
Monthly Totals											
2017: Jul	17	11,332	1	253	5	4,910	6	3,346	-	5	2,823
Aug	26	7,337	0	0	3	716	8	1,519	-	15	5,102
Sep	29	11,164	1	58	6	2,024	9	1,439	-	13	7,643
Oct	15	3,675	0	0	4	1,205	5	420	-	6	2,050
Nov	28	8,816	0	0	2	518	7	1,283	-	19	7,015
Dec	16	6,071	0	0	3	836	5	776	-	8	4,459
2018: Jan	16	7,892	3	2,738	3	1,307	5	700	-	5	3,146
Feb	10	4,995	0	0	1	843	0	0	-	9	4,153
Mar	11	2,981	0	0	5	1,396	1	115	-	5	1,470
Apr	4	1,147	0	0	1	147	0	0	-	3	1,000
May	7	2,826	0	0	2	689	0	0	-	5	2,137
Jun	12	3,950	1	523	4	660	1	316	-	6	2,450
Jul	9	2,929	0	0	6	1,632	0	0	-	3	1,297
Aug	13	4,468	0	0	8	2,168	0	0	-	5	2,300
Sep	18	7,230	0	0	7	4,085	2	403	-	9	2,742
Oct	10	3,423	0	0	3	712	0	0	-	7	2,711
Nov	14	3,965	1	3	8	2,100	1	46	-	4	1,816
Dec	5	915	0	0	5	915	0	0	-	0	0
2019: Jan	16	6,292	0	0	7	2,005	1	213	-	8	4,075
Feb	26	8,892	0	0	10	3,457	2	337	-	14	5,098
Mar	15	4,416	0	0	6	1,867	3	299	-	6	2,250
Apr	8	3,070	0	0	5	2,440	2	130	-	1	500

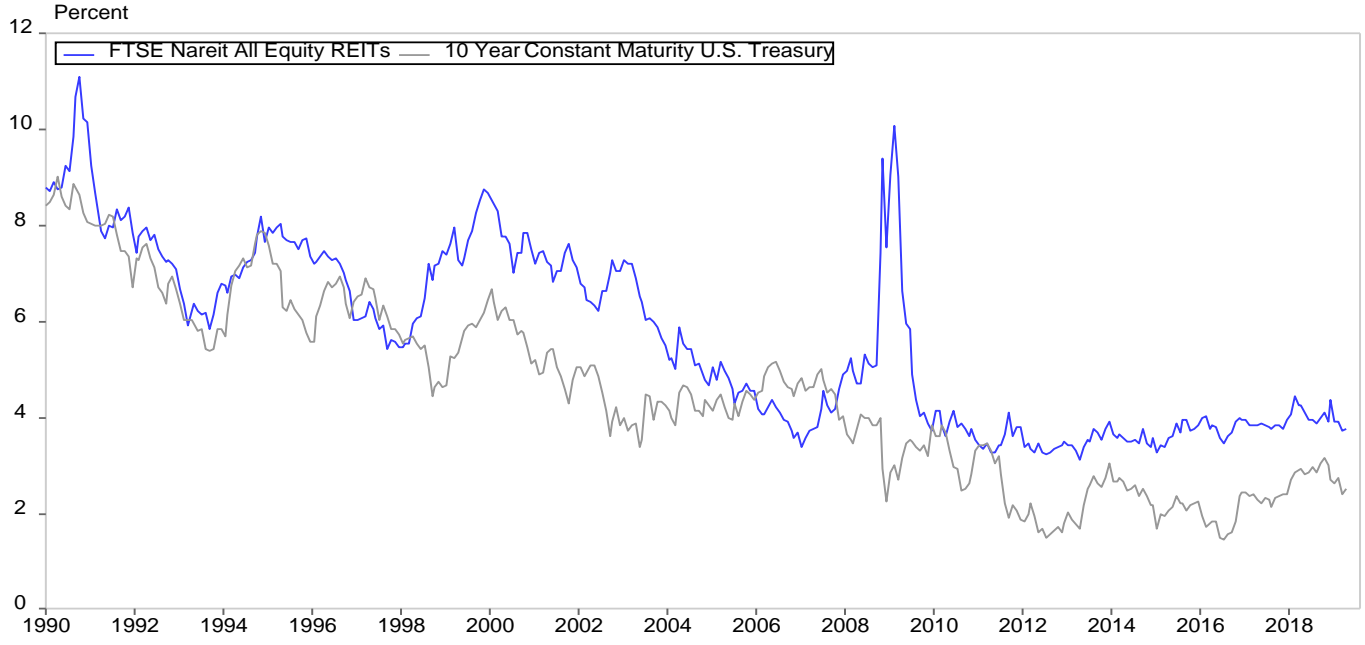
Source: Nareit®, S&P Global Market Intelligence.

Notes:

¹ ATM issuance data available on a quarterly basis; 2018 data as of September 30th.

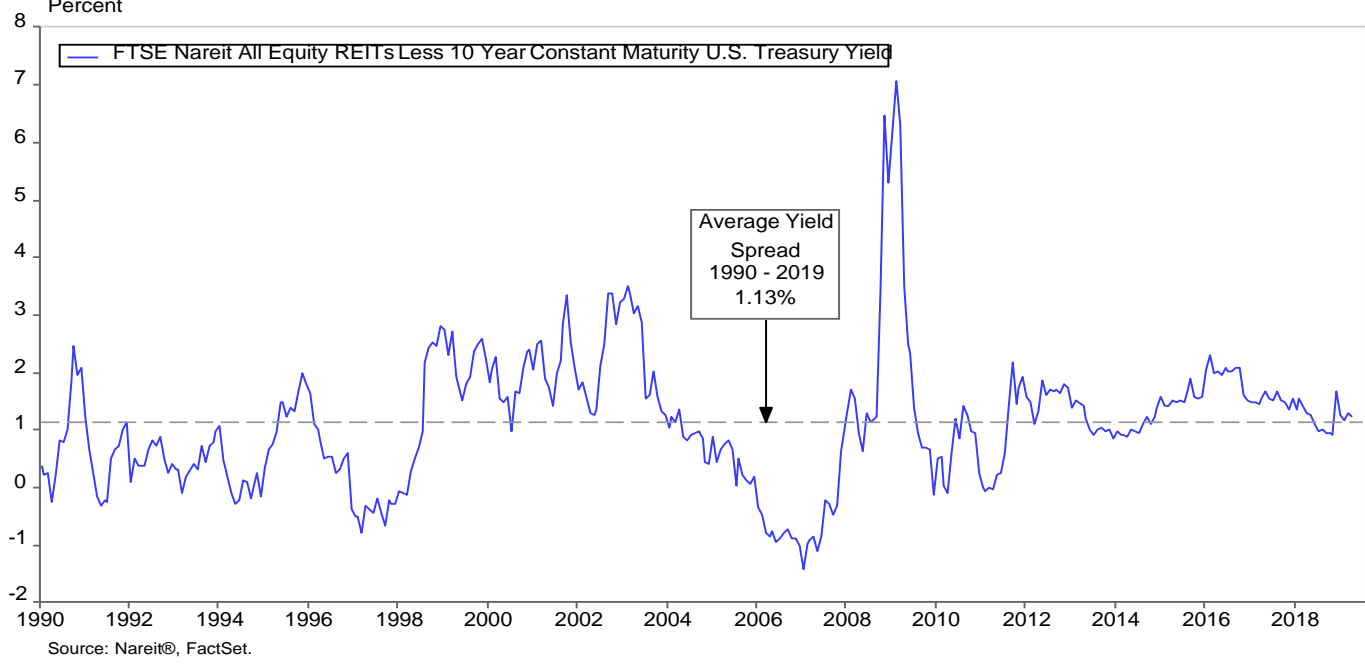
**Exhibit 5:
REIT Dividend Yield vs. 10-Year Constant Maturity Treasury Yield**

January 1990 - April 2019



**Exhibit 6:
Monthly Equity REIT Dividend Yield Spread**

January 1990 - April 2019



Monthly Total Return Index Comparison

December 1989 - April 2019

Benchmarked at 100 as of December 31, 1989

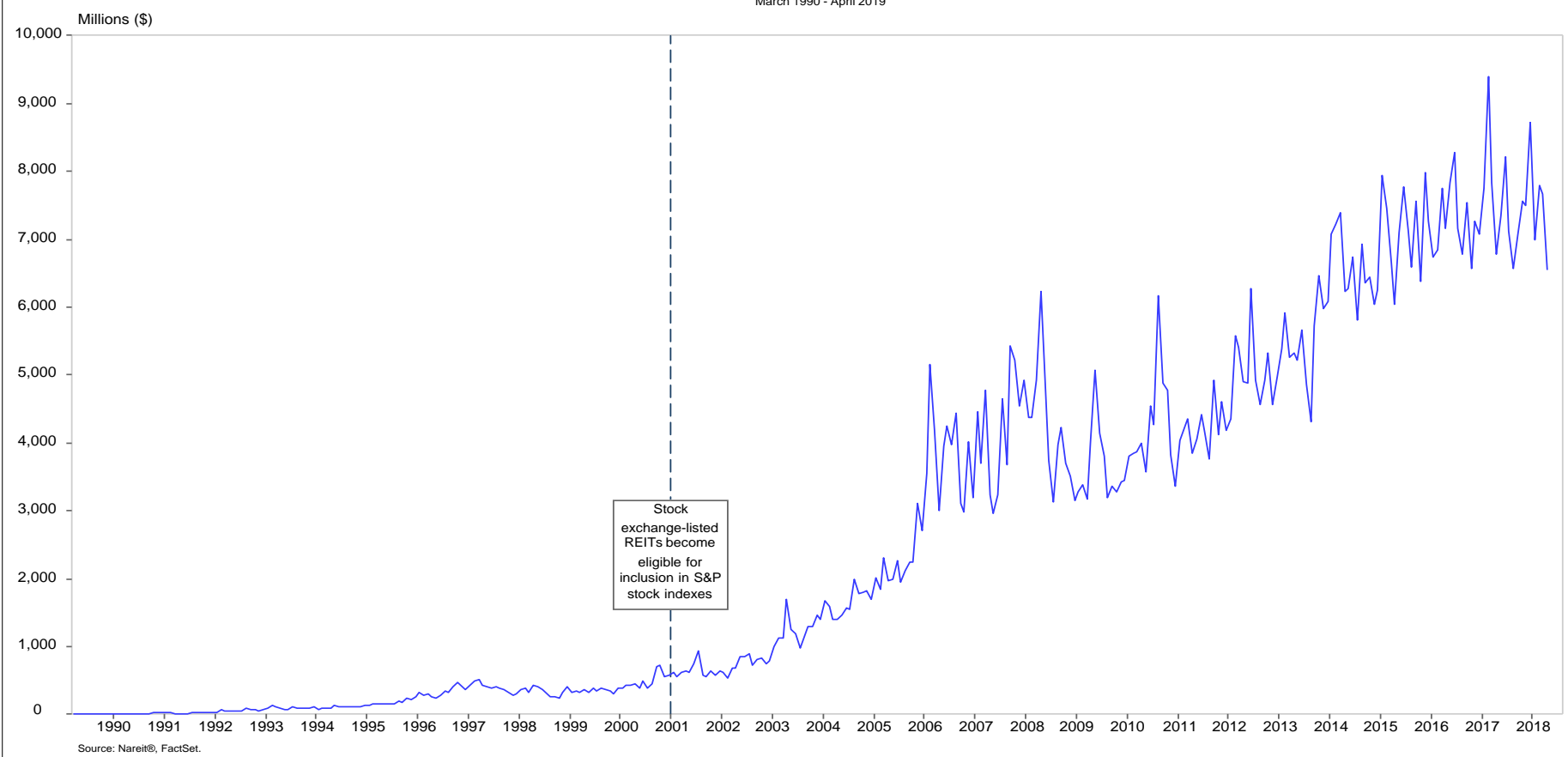


Source: Nareit®, FactSet.

Average Daily Dollar Trading Volume

FTSE Nareit All REITs

March 1990 - April 2019



Comparative Total Return Investment Performance

April 30, 2019

(Data in percent)

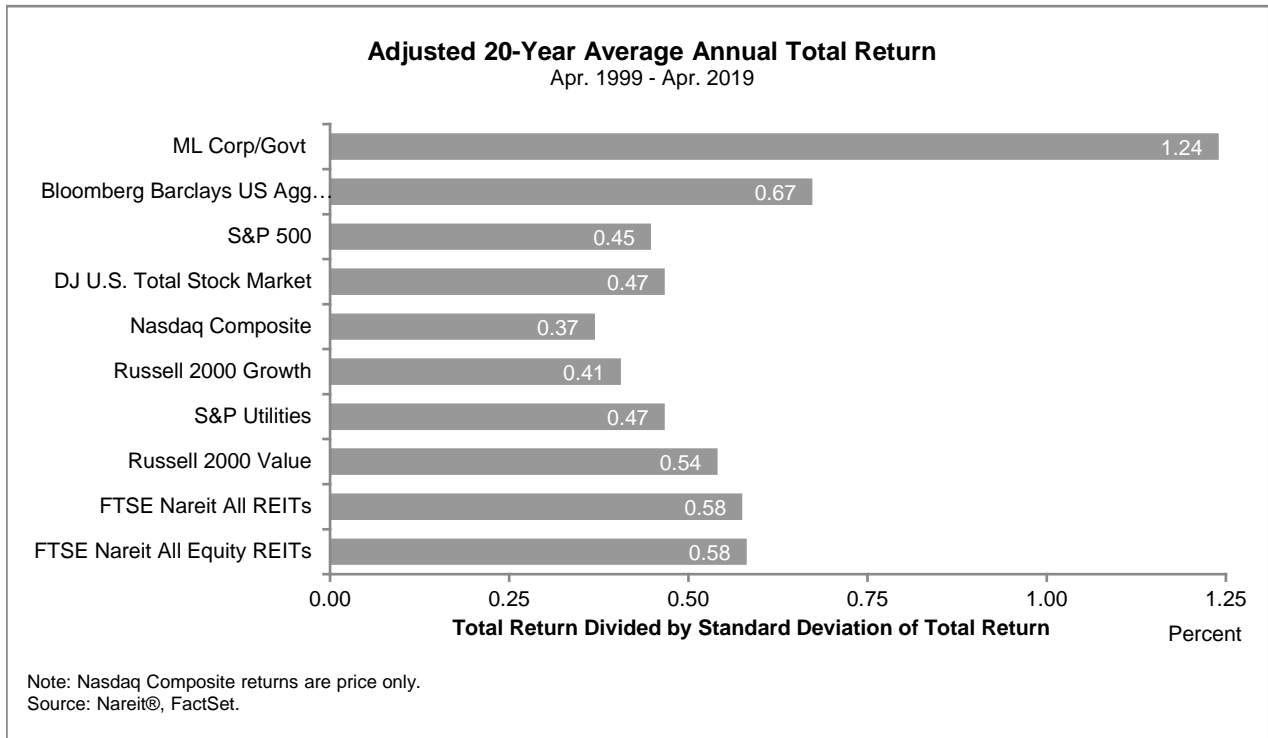
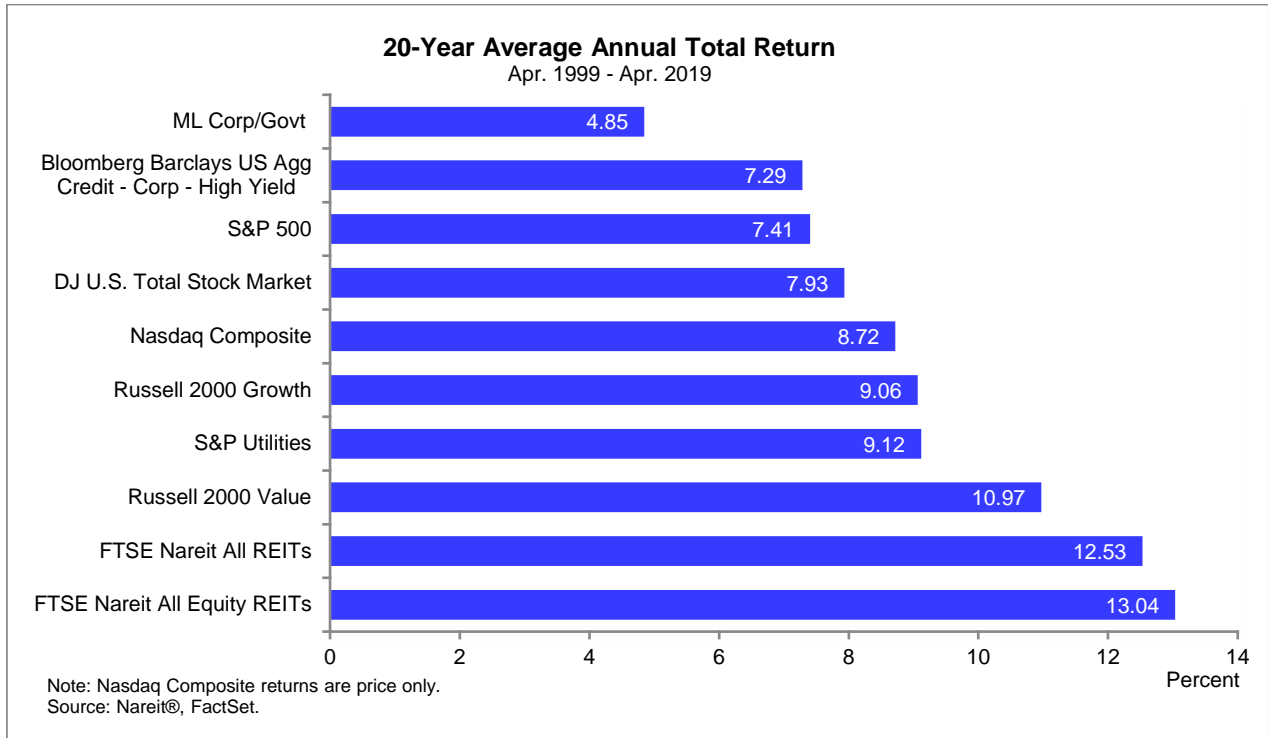
Period Series Beginning>	FTSE Nareit	Dow Jones	U.S. Total Stock Market	Nasdaq ¹	Standard & Poor's		Russell 2000			Bond Indexes		Bloomberg Barclays US Agg Credit - Corp - High Yield		NCREIF		
	All Equity (Jan. 1972)	Industrials ¹ (Dec. 1926)	Composite (Jan. 1972)	100 (Feb. 1985)	Citigroup 500 Value (Jan. 1975)	Citigroup 500 Growth (Jan. 1975)	Utilities (Sep. 1989)	Value (Jan. 1979)	2000 (Jan. 1979)	Growth (Jan. 1979)	ICE BofAML Corp/Govt (Dec. 1975)	ICE BofAML MBS (Jan. 1976)	NPI (Dec. 1977)			
Annual Returns (including current year to date)																
2009	27.99	18.82	28.57	43.89	53.54	21.18	26.46	31.57	11.91	20.58	27.17	34.47	4.84	5.76	58.21	-16.85
2010	27.95	11.02	17.49	16.91	19.22	15.10	15.06	15.05	5.46	24.50	26.85	29.09	6.83	5.67	15.12	13.11
2011	8.28	5.53	1.08	-1.80	2.70	-0.48	2.11	4.65	19.91	-5.50	-4.18	-2.91	8.61	6.14	4.98	14.26
2012	19.70	7.26	16.38	15.91	16.82	17.68	16.00	14.61	1.29	18.05	16.35	14.59	5.09	2.59	15.81	10.55
2013	2.86	26.50	33.47	38.32	34.99	31.99	32.39	32.75	13.21	34.52	38.82	43.30	-2.68	-1.39	7.44	10.98
2014	28.03	7.52	12.47	13.40	17.94	12.36	13.69	14.89	28.98	4.22	4.89	5.60	6.48	6.07	2.45	11.82
2015	2.83	-2.23	0.44	5.73	8.43	-3.13	1.38	5.52	-4.85	-7.47	-4.41	-1.38	0.30	1.46	-4.47	13.33
2016	8.63	13.42	12.62	7.50	5.89	17.40	11.96	6.89	16.29	31.74	21.31	11.32	2.92	1.67	17.13	7.97
2017	8.67	25.08	21.16	28.24	31.52	15.36	21.83	27.44	12.11	7.84	14.65	22.17	4.02	2.45	7.50	6.96
2018	-4.04	-5.63	-5.30	-3.88	-1.04	-8.95	-4.38	-0.01	4.11	-12.86	-11.01	-9.31	-0.31	1.00	-2.08	6.72
2019	16.90	14.00	18.58	22.01	22.93	16.82	18.25	19.53	11.87	16.16	18.48	20.71	3.31	2.14	8.78	-
Quarterly Returns																
2017: Q4	2.48	10.33	6.33	6.27	6.98	6.33	6.64	6.80	0.21	2.05	3.34	4.59	0.49	0.14	0.47	1.80
2018: Q1	-6.66	-2.49	-0.60	2.32	2.89	-3.57	-0.76	1.93	-3.30	-2.64	-0.08	2.30	-1.56	-1.23	-0.86	1.70
Q2	8.50	0.70	3.87	6.33	6.98	1.40	3.43	5.25	3.74	8.30	7.75	7.23	-0.30	0.32	1.03	1.81
Q3	0.87	9.01	7.11	7.14	8.33	5.86	7.71	9.28	2.39	1.60	3.58	5.52	0.03	-0.13	2.40	1.67
Q4	-6.06	-11.83	-14.36	-17.54	-17.01	-12.04	-13.52	-14.71	1.36	-18.67	-20.20	-21.65	1.54	2.06	-4.53	1.37
2019: Q1	17.17	11.15	14.04	16.49	16.57	12.19	13.65	14.95	10.84	11.93	14.58	17.14	3.25	2.25	7.26	-
Q2	-0.23	2.56	3.98	4.74	5.46	4.12	4.05	3.98	0.93	3.78	3.40	3.05	0.06	-0.10	1.42	-
Monthly Returns																
2018: Nov	4.75	1.68	2.00	0.34	-0.26	2.63	2.04	1.53	3.58	1.61	1.59	1.56	0.48	0.91	-0.86	-
Dec	-7.89	-8.66	-9.33	-9.48	-8.91	-9.48	-9.03	-8.62	-4.02	-12.09	-11.88	-11.68	1.90	1.80	-2.14	-
2019: Jan	11.58	7.17	8.61	9.74	9.11	8.57	8.01	7.51	3.43	10.94	11.25	11.55	1.10	0.84	4.52	-
Feb	0.54	3.67	3.51	3.44	2.76	2.25	3.21	4.09	4.16	3.89	5.20	6.46	0.00	-0.08	1.66	-
Mar	4.45	0.05	1.44	2.61	3.96	1.06	1.94	2.73	2.89	-2.88	-2.09	-1.35	2.13	1.47	0.94	-
Apr	-0.23	2.56	3.98	4.74	5.46	4.12	4.05	3.98	0.93	3.78	3.40	3.05	0.06	-0.10	1.42	-
Compound Annual Returns																
Complete History	11.77	7.44	10.02	9.42	13.13	11.86	10.58	11.41	8.33	12.72	11.46	9.85	7.26	7.32	8.91	-
1-Year	19.56	10.06	12.58	14.56	17.80	9.75	13.49	16.94	17.96	2.19	4.61	6.91	5.48	4.93	6.74	-
3-Year	8.42	14.37	14.70	19.24	21.47	11.34	14.87	17.93	10.42	11.46	13.60	15.64	1.98	1.71	7.69	-
5-Year	9.30	9.91	11.14	14.49	16.78	8.66	11.63	14.18	10.18	6.94	8.63	10.22	2.72	2.43	4.84	-
10-Year	15.61	12.53	15.30	16.77	18.76	13.75	15.32	16.69	12.91	12.87	14.10	15.24	4.01	3.07	10.15	-
15-Year	9.97	6.58	9.22	10.07	12.11	7.78	8.97	9.98	10.46	7.89	8.66	9.31	4.11	4.06	7.48	-
20-Year	10.58	4.61	6.53	5.96	6.68	5.74	6.05	6.07	7.21	9.12	8.16	6.78	4.78	4.65	6.80	-
25-Year	10.38	8.23	9.91	10.08	12.92	8.96	9.92	10.58	8.56	9.87	9.11	7.93	5.41	5.36	7.43	-
30-Year	10.54	8.32	10.12	10.30	12.97	9.23	10.15	10.75	-	10.24	9.40	8.16	6.15	6.08	8.11	-
35-Year	10.93	9.33	-	10.48	-	10.64	11.29	11.62	-	10.87	9.79	8.35	7.07	7.16	8.95	-
40-Year	12.18	8.97	-	10.80	-	11.38	11.78	11.83	-	12.32	11.06	9.44	7.33	7.43	-	-
Annualized Volatility of Returns																
Complete History	16.85	15.20	14.94	20.82	24.01	14.69	15.00	15.73	14.59	17.28	19.27	22.29	5.86	6.90	8.18	-
1-Year	4.66	4.06	4.72	5.47	5.30	4.39	4.49	4.75	2.27	6.02	6.40	6.86	0.95	0.78	1.64	-
3-Year	13.08	10.78	11.08	13.11	13.58	11.07	10.70	11.40	11.40	15.96	15.73	16.08	3.27	2.35	4.08	-
5-Year	13.77	11.28	11.50	13.62	14.18	11.27	11.18	11.87	12.62	15.68	15.93	16.72	3.24	2.14	5.40	-
10-Year	15.91	12.00	12.79	14.67	14.83	12.95	12.39	12.50	11.89	16.91	17.07	17.69	3.31	2.21	6.55	-
15-Year	22.13	12.94	14.04	16.46	16.99	14.51	13.58	13.40	12.82	18.36	18.48	19.13	3.74	2.52	9.05	-
20-Year	20.31	13.95	14.94	22.44	24.22	15.21	14.49	15.00	15.59	17.85	19.37	22.21	4.01	2.65	9.05	-
25-Year	18.96	14.22	14.80	22.16	24.42	15.05	14.46	15.05	15.05	17.13	18.96	22.09	4.06	2.75	8.37	-
30-Year	18.06	13.95	14.50	21.44	23.86	14.59	14.18	14.90	-	16.80	18.59	21.58	4.18	2.98	8.50	-
35-Year	17.23	15.03	-	21.26	24.01	15.03	14.80	15.59	-	17.17	19.01	21.90	4.72	4.18	8.22	-
40-Year	17.04	14.88	-	21.05	24.01	14.89	14.79	15.68	-	17.22	19.23	22.26	6.03	7.08	-	-

¹ Price only returns
Source: Nareit®, FactSet.

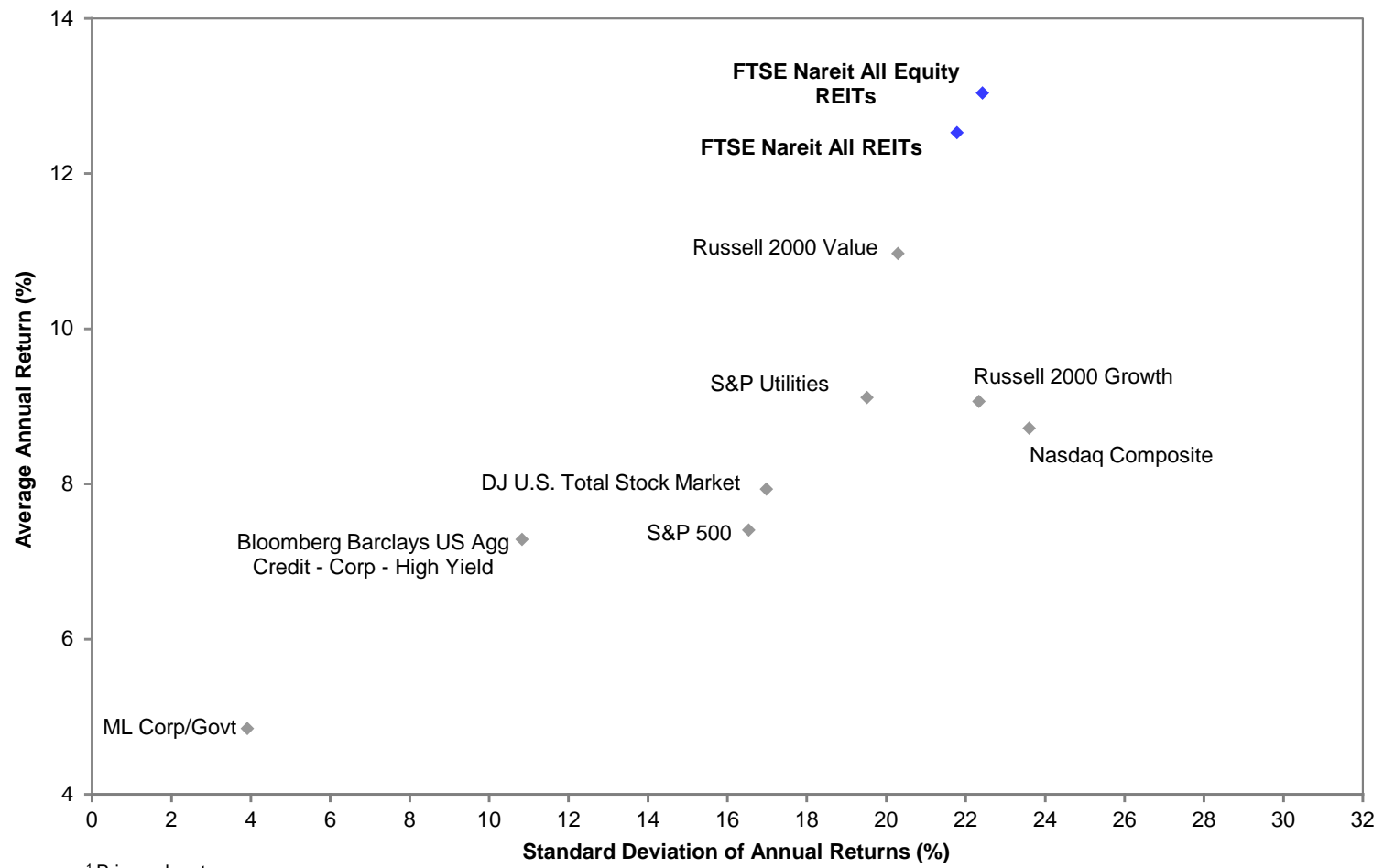
Comparative Total Return Investment Correlation

	FTSE Nareit All Equity REITs	DJ US Total Stock Market	Nasdaq Composite ¹	Nasdaq 100 ¹	S&P 500/ Citigroup Value	S&P 500	S&P 500/ Citigroup Growth	S&P Utilities	Russell 2000 Value	Russell 2000	Russell 2000 Growth	ICE BofAML Corp/Govt	ICE BofAML MBS	Bloomberg Barclays US Agg Credit - Corp - High Yield	Dow Jones Industrial Average ¹
Period For Upper Right: April 2009 - April 2019															
FTSE Nareit All Equity REITs	1.000	0.692	0.635	0.616	0.686	0.678	0.639	0.496	0.685	0.664	0.626	0.239	0.218	0.702	0.622
DJ US Total Stock Market	0.581	1.000	0.953	0.911	0.974	0.996	0.969	0.292	0.903	0.921	0.914	-0.158	-0.154	0.720	0.957
Nasdaq Composite¹	0.430	0.888	1.000	0.983	0.877	0.946	0.966	0.223	0.837	0.883	0.904	-0.160	-0.149	0.681	0.876
Nasdaq 100¹	0.363	0.852	0.972	1.000	0.825	0.915	0.957	0.224	0.746	0.794	0.820	-0.105	-0.097	0.657	0.843
S&P 500/ Citigroup Value	0.618	0.944	0.729	0.693	1.000	0.974	0.901	0.285	0.897	0.888	0.857	-0.194	-0.191	0.713	0.955
S&P 500	0.557	0.989	0.839	0.822	0.957	1.000	0.976	0.306	0.870	0.886	0.879	-0.149	-0.145	0.709	0.967
S&P 500/ Citigroup Growth	0.462	0.956	0.876	0.877	0.847	0.965	1.000	0.310	0.803	0.842	0.858	-0.098	-0.096	0.672	0.931
S&P Utilities	0.398	0.395	0.202	0.202	0.463	0.410	0.331	1.000	0.214	0.201	0.183	0.364	0.305	0.267	0.307
Russell 2000 Value	0.722	0.835	0.705	0.610	0.835	0.787	0.684	0.358	1.000	0.986	0.946	-0.235	-0.223	0.668	0.832
Russell 2000	0.630	0.881	0.856	0.764	0.801	0.812	0.761	0.309	0.949	1.000	0.987	-0.234	-0.221	0.666	0.836
Russell 2000 Growth	0.525	0.869	0.915	0.835	0.738	0.792	0.780	0.265	0.856	0.974	1.000	-0.227	-0.213	0.646	0.817
ICE BofAML Corp/Govt	0.187	0.057	-0.010	0.014	0.053	0.077	0.091	0.306	-0.011	-0.033	-0.050	1.000	0.858	0.148	-0.170
ICE BofAML MBS	0.105	0.050	-0.011	0.020	0.042	0.072	0.093	0.227	-0.031	-0.046	-0.057	0.872	1.000	0.073	-0.180
Bloomberg Barclays US Agg Credit - Corp - High Yield	0.587	0.626	0.552	0.496	0.594	0.598	0.557	0.317	0.629	0.623	0.585	0.195	0.129	1.000	0.656
Dow Jones Industrial Average¹	0.520	0.924	0.731	0.714	0.943	0.947	0.881	0.393	0.753	0.742	0.699	0.028	0.042	0.543	1.000
Period For Lower Left: April 1989 - April 2019															

¹ Price only returns.
Source: Nareit®, FactSet.



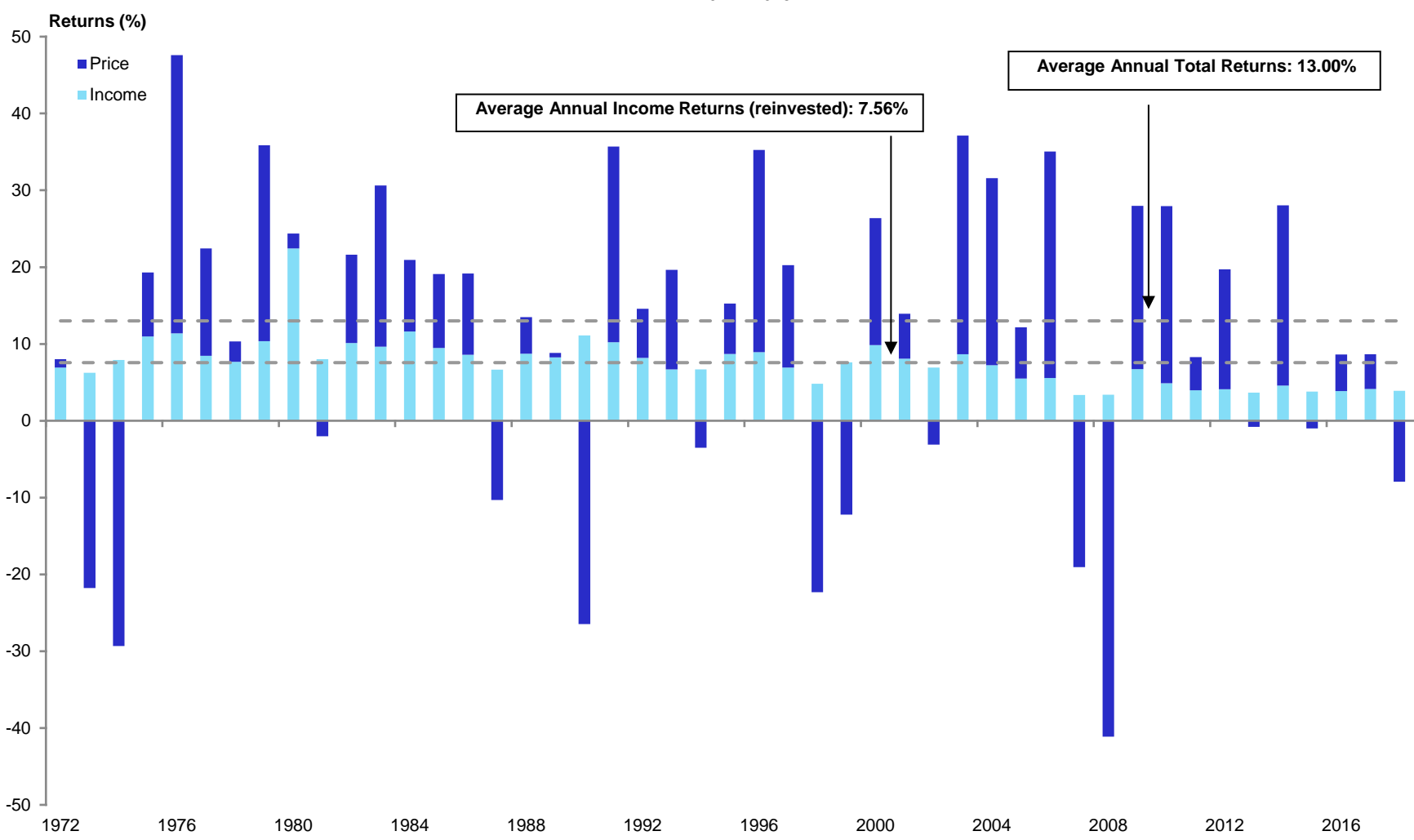
**20-Year Average Annual Total Return v.
20-Year Standard Deviation of Annual Total Returns**
Apr. 1999 - Apr. 2019



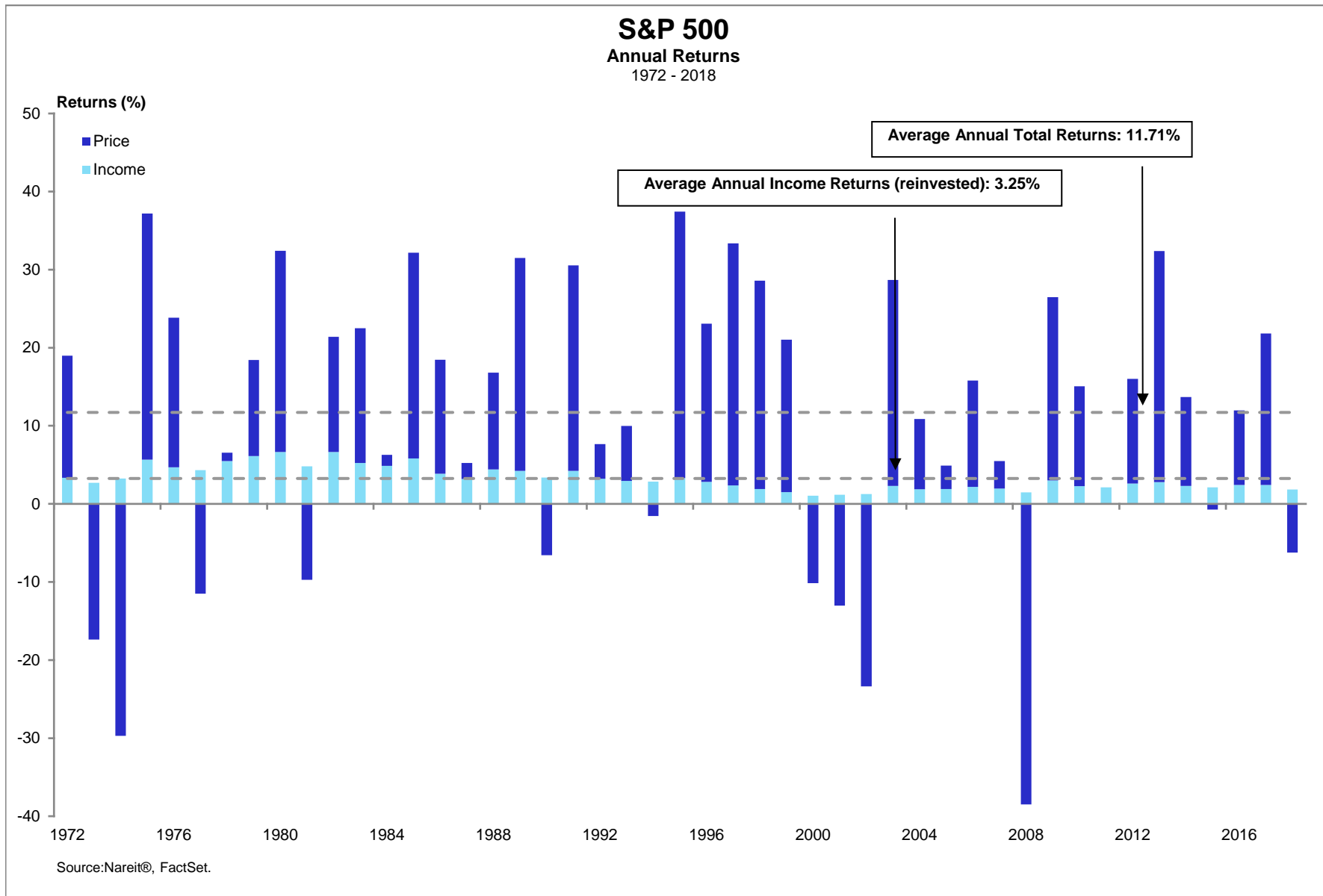
¹ Price only returns.
Source: Nareit®, FactSet.

FTSE Nareit All Equity REITs

Annual Returns
1972 - 2018



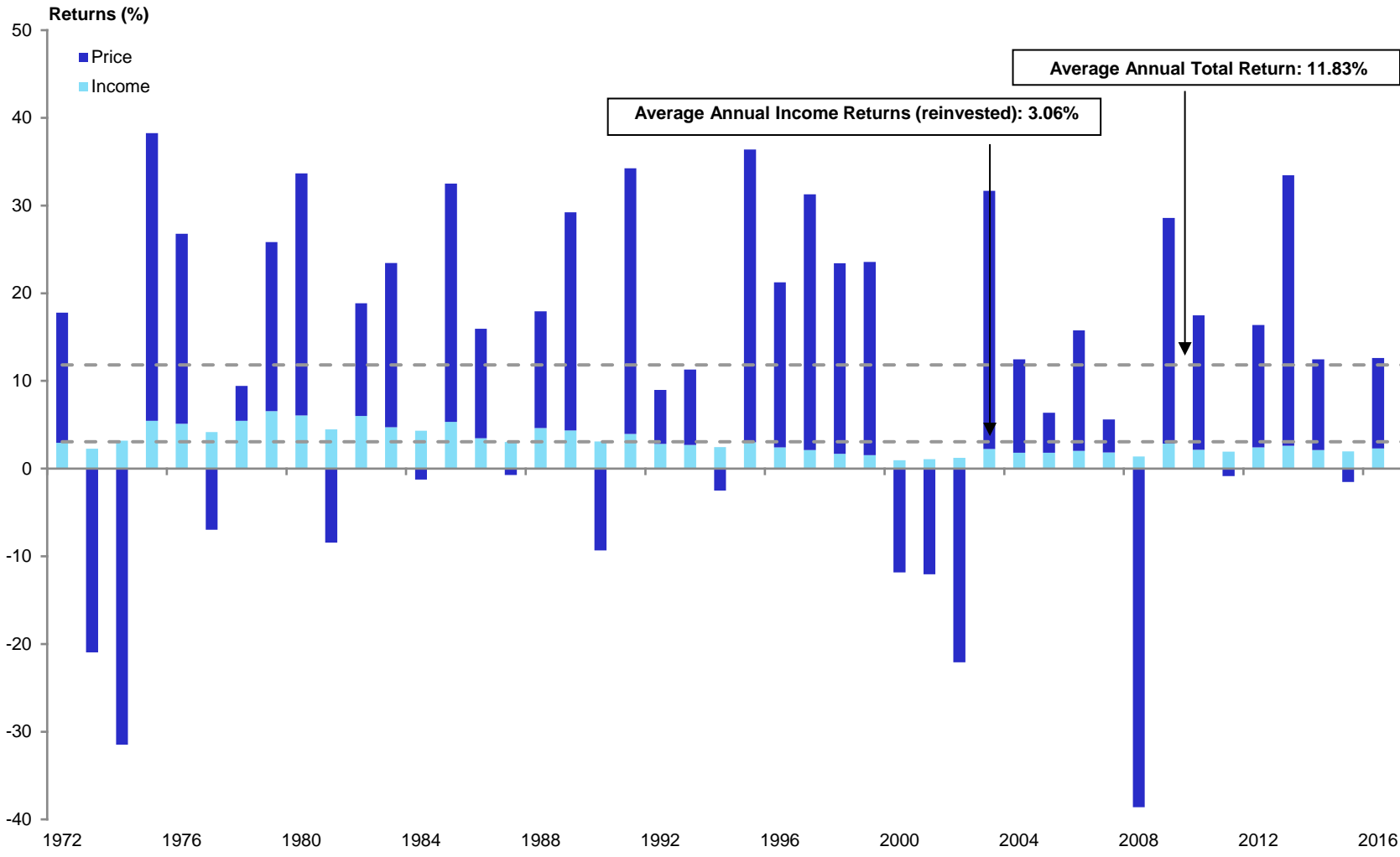
Source: Nareit®, FactSet.



Dow Jones U.S. Total Stock Market

Annual Returns

1972 - 2018



Source: Nareit®, FactSet.

Annual Price and Total Returns by Property Sector

1994 - 2018

(Returns in Percent)

	Office		Industrial		Retail		Residential		Diversified		Health Care		Lodging/Resorts		Self Storage		Timber		Infrastructure		Data Centers		Specialty		Mortgage			
	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price		
1994	2.86	-2.68	18.66	13.37	2.98	-3.94	2.31	-3.77	-6.04	-11.54	4.12	-3.54	-8.89	-12.79	8.90	1.31	-	-	-	-	-	-	-	-	-	-	-24.30	-33.81
1995	38.79	28.34	16.21	8.55	5.10	-3.20	11.99	3.80	21.16	12.54	24.88	13.93	30.79	22.35	34.40	25.42	-	-	-	-	-	-	-	-	-	63.42	46.82	
1996	51.82	42.85	37.22	28.99	34.61	24.43	29.46	19.72	33.96	22.25	20.40	11.87	49.19	40.32	42.85	34.51	-	-	-	-	-	-	-	-	-	50.86	37.17	
1997	29.01	22.56	19.02	12.76	16.95	9.83	16.31	9.04	21.67	13.15	15.76	7.56	30.09	23.30	3.41	-1.25	-	-	-	-	-	-	-	-	-	3.82	-3.58	
1998	-17.35	-22.14	-11.74	-16.32	-4.74	-10.87	-8.11	-13.69	-22.11	-26.02	-17.45	-23.65	-52.83	-55.01	-7.20	-10.85	-	-	-	-	-	-	-	-	-	-29.22	-34.29	
1999	4.26	-3.11	3.90	-4.03	-11.77	-18.89	9.48	1.81	-14.41	-23.71	-24.83	-31.98	-16.14	-24.05	-8.03	-14.20	-	-	-	-	-	-	-	-	-	-33.22	-40.10	
2000	35.45	26.62	28.62	14.48	17.97	7.72	34.30	25.25	24.10	15.21	25.84	9.97	45.77	30.83	14.69	6.50	-	-	-	-	-	-	-	-	-	15.96	3.35	
2001	6.65	-0.79	7.42	0.53	30.41	20.61	9.04	2.02	12.52	4.80	51.86	39.11	-8.63	-16.32	43.24	36.55	-	-	-	-	-	-	-	-	-	77.35	46.32	
2002	-6.29	-12.74	17.32	10.23	21.07	13.11	-5.99	-12.63	4.24	-3.38	4.82	-3.08	-1.49	-7.04	0.56	-5.01	-	-	-	-	-	-	-	-	-	31.08	14.22	
2003	34.01	24.84	33.13	25.76	46.77	38.46	25.90	17.65	40.25	27.87	53.59	41.65	31.69	26.57	38.14	30.75	-	-	-	-	-	-	-	-	-	57.39	38.23	
2004	23.28	16.22	34.10	27.78	40.23	33.23	32.71	24.08	32.41	22.20	20.96	13.35	32.70	29.08	29.70	24.33	-	-	-	-	-	-	-	-	-	18.43	7.90	
2005	13.11	6.76	15.41	10.76	11.80	6.60	13.69	8.31	9.87	4.04	1.79	-4.61	9.76	5.93	26.55	21.98	-	-	-	-	-	-	-	-	-	-23.19	-30.87	
2006	45.22	39.76	28.92	24.46	29.02	24.00	38.93	33.80	38.03	32.10	44.55	35.81	28.16	22.75	40.94	36.66	-	-	-	-	-	-	-	-	-	19.32	8.43	
2007	-18.96	-22.01	0.38	-3.17	-15.77	-18.97	-25.21	-28.08	-22.29	-25.40	2.13	-3.47	-22.37	-25.98	-24.82	-27.16	-	-	-	-	-	-	-	-	-	-42.35	-47.69	
2008	-41.07	-44.02	-67.47	-69.38	-48.36	-51.28	-24.89	-29.08	-28.25	-31.84	-11.98	-17.06	-59.67	-62.72	5.05	1.44	-	-	-	-	-	-	-	-	-	-31.31	-40.46	
2009	35.55	28.04	12.17	4.84	27.17	21.57	30.82	22.81	17.02	12.77	24.62	15.76	67.19	64.53	8.37	4.44	-	-	-	-	-	-	-	-	-	24.63	8.26	
2010	18.41	14.50	18.89	13.60	33.41	28.43	46.01	40.87	23.75	19.03	19.20	12.71	42.77	40.51	29.29	25.20	-	-	-	-	-	-	-	-	-	22.60	7.01	
2011	-0.76	-4.21	-5.16	-8.74	12.20	8.27	15.37	11.82	2.82	-1.32	13.63	7.62	-14.31	-16.38	35.22	31.04	7.65	3.77	-	-	-	-	-	-	-	-2.42	-15.14	
2012	14.15	10.26	31.28	26.89	26.74	22.58	6.94	3.60	12.20	7.63	20.35	14.50	12.53	9.33	19.94	16.21	37.05	32.58	29.91	28.25	-	-	-	-	-	19.89	5.83	
2013	5.57	2.06	7.40	4.05	1.86	-1.67	-5.36	-8.69	4.33	-0.29	-7.06	-11.41	27.18	23.07	9.49	5.92	7.86	4.54	4.80	3.30	-	-	-	-	-	-1.96	-12.42	
2014	25.86	22.06	21.00	17.03	27.62	22.84	40.04	35.25	27.18	21.77	33.32	26.62	32.50	28.12	31.44	27.21	8.57	4.78	20.15	17.86	-	-	-	-	-	17.88	6.30	
2015	0.29	-2.59	2.64	-1.27	4.56	0.89	17.07	13.55	-0.49	-5.27	-7.25	-12.07	-24.42	-27.52	40.65	36.23	-6.97	-10.64	3.74	0.58	1.54	1.35	1.69	1.36	-8.88	-18.48		
2016	13.17	9.74	30.72	26.14	0.95	-2.65	4.54	2.43	10.27	5.21	6.41	1.32	24.34	17.39	-8.14	-11.10	8.28	3.93	10.04	6.61	26.41	22.83	19.95	12.66	22.85	10.00		
2017	5.25	2.23	20.58	16.95	-4.77	-9.07	6.63	3.40	-0.10	-4.93	0.87	-4.43	7.16	1.61	3.74	-0.27	21.92	17.55	35.38	31.78	28.43	25.16	13.22	6.60	19.79	8.73		
2018	-14.50	-17.36	-2.51	-5.50	-4.96	-9.64	3.09	-0.24	-12.52	-16.98	7.58	1.17	-12.82	-17.51	2.94	-0.97	-31.96	-34.54	6.99	4.09	-14.11	-16.64	-6.68	-12.97	-2.52	-12.30		

Annual Price and Total Returns by Property Subsector

1994 - 2018
(Returns in Percent)

	Retail						Residential						Mortgage			
	Shopping Centers		Regional Malls		Free Standing		Apartments		Manufactured Homes		Single Family Homes		Home Financing		Commercial Financing	
	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price
1994	1.33	-5.49	8.77	1.41	-5.46	-17.52	2.19	-3.91	3.31	-2.59	-	-	-	-	-	-
1995	7.40	-0.74	3.00	-5.74	31.56	20.28	12.26	3.94	10.68	2.87	-	-	-	-	-	-
1996	33.49	23.37	45.27	34.10	30.95	20.38	28.93	19.07	34.93	26.58	-	-	-	-	-	-
1997	21.44	14.36	13.69	6.58	17.70	10.22	16.04	8.77	16.17	9.33	-	-	-	-	-	-
1998	-6.99	-13.00	-2.62	-8.17	-6.25	-11.97	-8.77	-14.37	-0.86	-6.10	-	-	-	-	-	-
1999	-10.71	-18.03	-14.58	-21.22	-4.89	-12.31	10.72	2.87	-2.80	-8.77	-	-	-	-	-	-
2000	15.10	4.27	23.50	13.63	8.94	-0.34	35.53	26.40	20.94	12.62	-	-	9.16	-1.60	25.60	10.13
2001	29.89	19.83	31.87	22.87	23.95	12.06	8.66	1.68	13.72	6.37	-	-	102.02	68.36	37.37	10.17
2002	17.72	9.63	24.56	16.76	21.76	13.65	-6.15	-12.88	-4.05	-9.61	-	-	28.25	11.40	38.50	21.27
2003	43.12	34.99	52.24	43.75	35.92	27.70	25.49	17.22	29.99	21.51	-	-	42.73	22.74	84.67	68.53
2004	36.25	29.63	45.01	37.70	32.87	26.03	34.72	26.50	6.40	-8.40	-	-	24.91	12.89	7.45	-0.10
2005	9.27	3.59	16.54	11.76	-0.49	-5.44	14.65	9.12	-2.58	-6.04	-	-	-25.95	-33.94	-16.06	-22.82
2006	34.87	29.74	23.83	19.19	30.74	23.65	39.95	34.77	15.35	11.57	-	-	14.75	3.87	30.31	19.61
2007	-17.68	-20.98	-15.85	-18.80	-0.43	-5.26	-25.43	-28.30	-19.34	-22.24	-	-	-38.23	-43.41	-48.79	-54.29
2008	-38.84	-42.23	-60.60	-62.79	-15.09	-20.32	-25.13	-29.33	-20.18	-24.06	-	-	-20.02	-30.25	-74.84	-78.24
2009	-1.66	-7.44	62.99	59.53	25.93	16.15	30.40	22.37	40.92	33.33	-	-	28.19	11.18	-40.99	-46.15
2010	30.78	25.83	34.64	30.15	37.37	29.32	47.04	41.89	27.02	22.11	-	-	21.02	5.04	41.99	33.88
2011	-0.73	-4.48	22.00	18.23	0.43	-4.94	15.10	11.63	20.38	15.48	-	-	-0.87	-14.41	-11.34	-18.54
2012	25.02	20.40	28.21	24.56	22.46	16.57	6.93	3.62	7.10	3.22	-	-	16.38	1.94	42.98	31.06
2013	4.99	1.21	-0.98	-3.95	7.29	1.81	-6.20	-9.48	10.46	6.25	-	-	-12.69	-22.92	41.77	31.89
2014	29.96	25.39	32.64	28.46	9.66	3.22	39.62	34.88	46.20	40.62	-	-	19.38	6.68	14.46	5.78
2015	4.72	1.01	4.23	0.83	5.88	1.19	16.45	12.96	25.65	21.57	1.77	1.67	-9.75	-20.11	-5.99	-13.19
2016	3.68	0.21	-5.20	-8.51	17.02	12.05	2.86	0.84	14.15	10.85	26.65	24.36	25.87	11.78	14.33	4.75
2017	-11.37	-15.23	-2.68	-7.09	3.10	-1.86	3.72	0.41	24.93	21.52	17.49	15.66	23.33	11.26	9.07	0.93
2018	-14.55	-18.83	-6.99	-11.46	13.93	8.37	3.70	0.09	11.43	8.41	-11.41	-12.92	-4.70	-14.95	3.51	-4.83

Equity Market Capitalization

(Millions of dollars at year end)

Year	<u>All REITs</u>		<u>Equity</u>			<u>Mortgage</u>			<u>Hybrid¹</u>		
	Number of REITs	Market Capitalization	Number of REITs	Market Capitalization	Percent of All REITs	Number of REITs	Market Capitalization	Percent of All REITs	Number of REITs	Market Capitalization	Percent of All REITs
1971	34	1,494.3	12	332.0	22.2	12	570.8	38.2	10	591.6	39.6
1972	46	1,880.9	17	377.3	20.1	18	774.7	41.2	11	728.9	38.8
1973	53	1,393.5	20	336.0	24.1	22	517.3	37.1	11	540.2	38.8
1974	53	712.4	19	241.9	34.0	22	238.8	33.5	12	231.7	32.5
1975	46	899.7	12	275.7	30.6	22	312.0	34.7	12	312.0	34.7
1976	62	1,308.0	27	409.6	31.3	22	415.6	31.8	13	482.8	36.9
1977	69	1,528.1	32	538.1	35.2	19	398.3	26.1	18	591.6	38.7
1978	71	1,412.4	33	575.7	40.8	19	340.3	24.1	19	496.4	35.1
1979	71	1,754.0	32	743.6	42.4	19	377.1	21.5	20	633.3	36.1
1980	75	2,298.6	35	942.2	41.0	21	509.5	22.2	19	846.8	36.8
1981	76	2,438.9	36	977.5	40.1	21	541.3	22.2	19	920.1	37.7
1982	66	3,298.6	30	1,071.4	32.5	20	1,133.4	34.4	16	1,093.8	33.2
1983	59	4,257.2	26	1,468.6	34.5	19	1,460.0	34.3	14	1,328.7	31.2
1984	59	5,085.3	25	1,794.5	35.3	20	1,801.3	35.4	14	1,489.4	29.3
1985	82	7,674.0	37	3,270.3	42.6	32	3,162.4	41.2	13	1,241.2	16.2
1986	96	9,923.6	45	4,336.1	43.7	35	3,625.8	36.5	16	1,961.7	19.8
1987	110	9,702.4	53	4,758.5	49.0	38	3,161.4	32.6	19	1,782.4	18.4
1988	117	11,435.2	56	6,141.7	53.7	40	3,620.8	31.7	21	1,672.6	14.6
1989	120	11,662.2	56	6,769.6	58.0	43	3,536.3	30.3	21	1,356.3	11.6
1990	119	8,737.1	58	5,551.6	63.5	43	2,549.2	29.2	18	636.3	7.3
1991	138	12,968.2	86	8,785.5	67.7	28	2,586.3	19.9	24	1,596.4	12.3
1992	142	15,912.0	89	11,171.1	70.2	30	2,772.8	17.4	23	1,968.1	12.4
1993	189	32,158.7	135	26,081.9	81.1	32	3,398.5	10.6	22	2,678.2	8.3
1994	226	44,306.0	175	38,812.0	87.6	29	2,502.7	5.6	22	2,991.3	6.8
1995	219	57,541.3	178	49,913.0	86.7	24	3,395.4	5.9	17	4,232.9	7.4
1996	199	88,776.3	166	78,302.0	88.2	20	4,778.6	5.4	13	5,695.8	6.4
1997	211	140,533.8	176	127,825.3	91.0	26	7,370.3	5.2	9	5,338.2	3.8
1998	210	138,301.4	173	126,904.5	91.8	28	4,916.2	3.6	9	6,480.7	4.7
1999	203	124,261.9	167	118,232.7	95.1	26	4,441.7	3.6	10	1,587.5	1.3
2000	189	138,715.4	158	134,431.0	96.9	22	2,652.4	1.9	9	1,632.0	1.2
2001	182	154,898.6	151	147,092.1	95.0	22	3,990.5	2.6	9	3,816.0	2.5
2002	176	161,937.3	149	151,271.5	93.4	20	7,146.4	4.4	7	3,519.4	2.2
2003	171	224,211.9	144	204,800.4	91.3	20	14,186.5	6.3	7	5,225.0	2.3
2004	190	305,025.1	150	273,629.0	89.7	33	24,774.1	8.1	7	6,622.0	2.2
2005	197	330,691.3	152	301,491.0	91.2	37	23,393.7	7.1	8	5,806.6	1.8
2006	183	438,071.1	138	400,741.4	91.5	38	29,195.3	6.7	7	8,134.3	1.9
2007	152	312,009.0	118	288,694.6	92.5	29	19,054.1	6.1	5	4,260.3	1.4
2008	136	191,651.0	113	176,237.7	92.0	20	14,280.5	7.5	3	1,132.9	0.6
2009	142	271,199.1	115	248,355.1	91.6	23	22,103.2	8.2	4	740.8	0.3
2010	153	389,295.4	126	358,908.2	92.2	27	30,387.2	7.8	--	--	--
2011	160	450,500.6	130	407,528.9	90.5	30	42,971.7	9.5	--	--	--
2012	172	603,415.3	139	544,414.9	90.2	33	59,000.3	9.8	--	--	--
2013	202	670,334.1	161	608,276.6	90.7	41	62,057.4	9.3	--	--	--
2014	216	907,427.5	177	846,410.3	93.3	39	61,017.2	6.7	--	--	--
2015	223	938,852.0	182	886,487.5	94.4	41	52,364.6	5.6	--	--	--
2016	224	1,018,729.9	184	960,192.8	94.3	40	58,537.1	5.7	--	--	--
2017	222	1,133,697.6	181	1,065,947.7	94.0	41	67,749.9	6.0	--	--	--
2018	226	1,047,641.3	186	980,314.9	93.6	40	67,326.4	6.4	--	--	--

Note:

Market capitalization equals share price multiplied by the number of shares outstanding and does not include Operating Partnership Units.

¹The FTSE Nareit Hybrid REITs Index was discontinued on December 17, 2010.

Source: Nareit®

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
April 30, 2019									
Number of REITs (1)	Company (2)	Ticker Symbol (3)	Investment Sector (4)	Property Subsector (5)	Equity Market Capitalization (\$M) ¹				
					S&P REITs (6)	FTSE Nareit All REITs (7)	Percent of Sector (8)	Percent of S&P REITs (9)	% of FTSE Nareit All REITs (10)
Summary by Investment Sector, Property Sector and Property Subsector									
23	Office				77,322.6	103,657.9		8.20	8.54
13	Industrial				79,399.4	97,259.0		8.42	8.01
36	Retail				148,648.0	170,552.0		15.77	14.04
19	Shopping Centers				50,244.6	56,152.0		5.33	4.62
7	Regional Malls				63,885.1	66,537.3		6.78	5.48
10	Free Standing				34,518.3	47,862.7		3.66	3.94
22	Residential				123,604.8	168,868.1		13.11	13.91
15	Apartments				123,604.8	126,573.3		13.11	10.42
3	Manufactured Homes				0.0	21,631.9		0.00	1.78
3	Single Family Homes				0.0	20,662.9		0.00	0.00
18	Diversified				29,734.3	56,961.1		3.15	4.69
20	Lodging/Resorts				32,046.7	54,862.6		3.40	4.52
6	Self Storage				57,698.9	63,660.1		6.12	5.24
18	Health Care				92,161.8	105,417.5		9.78	8.68
4	Timber				26,804.4	27,295.4		2.84	2.25
4	Infrastructure				163,486.6	164,873.9		17.35	13.58
5	Data Centers				71,886.5	74,200.3		7.63	6.11
12	Specialty				27,919.0	49,971.6		2.96	4.12
39	Mortgage REITs				11,792.0	76,754.9		1.25	6.32
23	Home Financing				7,726.6	52,329.1		0.82	4.31
16	Commercial Financing				4,065.4	24,425.8		0.43	2.01
223	Industry Totals				942,504.8	1,214,334.4		100.00	100.00
Distribution of REITs by S&P Index									
31	S&P 500 Large Cap					715,211		75.88	58.90
36	S&P 400 Mid Cap					164,012		17.40	13.51
46	S&P 600 Small Cap					63,282		6.71	5.21
113	Total S&P REITs					942,504.8		100.00	77.61

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes	
April 30, 2019	
Summary of REITs in S&P Equity Indexes	
	Equity Market Cap (\$M)
S&P 500 Constituents	
1 American Tower Corporation	86,256.2
2 Simon Property Group, Inc.	53,793.1
3 Crown Castle International Corp	52,176.4
4 Prologis, Inc.	48,248.7
5 Public Storage	38,536.1
6 Equinix, Inc.	37,734.0
7 Equity Residential	28,138.9
8 AvalonBay Communities, Inc.	27,770.3
9 Welltower, Inc.	27,723.8
10 Digital Realty Trust, Inc.	24,242.7
11 SBA Communications Corp. Class A	23,087.0
12 Ventas, Inc.	21,774.3
13 Boston Properties, Inc.	21,243.6
14 Realty Income Corporation	20,661.1
15 Weyerhaeuser Company	20,078.6
16 Essex Property Trust, Inc.	18,658.1
17 Alexandria Real Estate Equities, Inc.	16,051.4
18 Host Hotels & Resorts, Inc.	14,263.3
19 HCP, Inc.	14,219.5
20 Vornado Realty Trust	13,148.3
21 Extra Space Storage Inc.	13,076.3
22 Mid-America Apartment Communities, Inc.	12,449.9
23 UDR, Inc.	12,385.7
24 Regency Centers Corporation	11,379.3
25 Duke Realty Corporation	11,110.8
26 Federal Realty Investment Trust	9,800.7
27 Iron Mountain, Inc.	9,286.8
28 Apartment Investment and Management Company Class A	7,474.9
29 SL Green Realty Corp.	7,392.6
30 Kimco Realty Corporation	7,389.0
31 Macerich Company	5,659.4
31 Subtotal	715,210.6
S&P 400 Mid Cap Constituents	
1 Camden Property Trust	9,337.7
2 National Retail Properties, Inc.	8,374.0
3 Kilroy Realty Corporation	7,748.5
4 Liberty Property Trust	7,336.2
5 Omega Healthcare Investors, Inc.	7,102.7
6 Lamar Advertising Company Class A	7,034.0
7 Douglas Emmett, Inc.	6,998.9
8 Medical Properties Trust, Inc.	6,471.3
9 American Campus Communities, Inc.	6,447.6
10 CyrusOne, Inc.	5,893.9
11 EPR Properties	5,860.9
12 JBG SMITH Properties	5,545.5
13 Brixmor Property Group, Inc.	5,414.5
14 Highwoods Properties, Inc.	4,610.5
15 Life Storage, Inc.	4,432.6
16 First Industrial Realty Trust, Inc.	4,421.5
17 Hospitality Properties Trust	4,273.1
18 Pebblebrook Hotel Trust	4,247.1
19 PS Business Parks, Inc.	4,196.4
20 Rayonier Inc.	4,113.4
21 Cousins Properties Incorporated	4,021.7
22 CoreSite Realty Corporation	4,015.8
23 Healthcare Realty Trust Incorporated	3,866.1
24 Weingarten Realty Investors	3,708.6
25 Sabra Health Care REIT, Inc.	3,487.2
26 Corporate Office Properties Trust	3,034.9
27 Taubman Centers, Inc.	3,006.9
28 PottatchDeltic Corporation	2,612.4
29 CoreCivic, Inc.	2,466.9
30 GEO Group Inc	2,438.0
31 Urban Edge Properties	2,115.7
32 Mack-Cali Realty Corporation	2,098.4
33 Uniti Group Inc	1,967.0
34 Senior Housing Properties Trust	1,908.2
35 Tanger Factory Outlet Centers, Inc.	1,704.5
36 Alexander & Baldwin, Inc.	1,699.5
36 Subtotal	164,012.3
S&P 600 Small Cap Constituents	
1 EastGroup Properties, Inc.	4,085.9
2 Apollo Commercial Real Estate Finance, Inc.	2,493.2
3 Xenia Hotels & Resorts, Inc.	2,423.3
4 Acadia Realty Trust	2,304.1
5 Agree Realty Corporation	2,257.5
6 DiamondRock Hospitality Company	2,257.2
7 Washington Real Estate Investment Trust	2,254.9
8 American Assets Trust, Inc.	2,180.3
9 Lexington Realty Trust	2,143.0
10 Invesco Mortgage Capital Inc.	2,083.8
11 CareTrust REIT Inc	2,034.2
12 Retail Opportunity Investments Corp.	2,000.4
13 Four Corners Property Trust, Inc.	1,915.9
14 LTC Properties, Inc.	1,785.7
15 Chesapeake Lodging Trust	1,720.9
16 National Storage Affiliates Trust	1,653.9
17 Redwood Trust, Inc.	1,576.8
18 Global Net Lease Inc	1,450.7
19 Kite Realty Group Trust	1,321.2
20 Getty Realty Corp.	1,309.9
21 Office Properties Income Trust	1,304.2
22 PennyMac Mortgage Investment Trust	1,278.5
23 Summit Hotel Properties, Inc.	1,215.6
24 Saul Centers, Inc.	1,200.4
25 Universal Health Realty Income Trust	1,112.9
26 Easterly Government Properties, Inc.	1,086.9
27 New York Mortgage Trust, Inc.	1,072.5
28 Granite Point Mortgage Trust Inc.	983.5
29 ARMOUR Residential REIT, Inc.	982.4
30 RPT Realty	970.8
31 Independence Realty Trust, Inc.	941.7
32 Chatham Lodging Trust	915.9
33 NorthStar Realty Europe Corp.	888.2
34 Franklin Street Properties Corp.	842.8
35 Innovative Industrial Properties Inc	832.3
36 Washington Prime Group Inc.	827.7
37 Armada Hoffer Properties, Inc.	801.5
38 Capstead Mortgage Corporation	732.5
39 Hersha Hospitality Trust Class A	730.4
40 Community Healthcare Trust, Inc.	676.1
41 Urstadt Biddle Properties Inc. Class A	653.8
42 iStar Inc.	588.7
43 Whitestone REIT	510.6
44 Pennsylvania Real Estate Investment Trust	423.5
45 Cedar Realty Trust Inc	281.5
46 CBL & Associates Properties, Inc.	174.4
46 Subtotal	63,281.9
113 Total	942,504.8

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
April 30, 2019									
Property Sector: Office									
1	Boston Properties, Inc.	BXP	Equity	S&P 500	21,243.6	20.49	2.25		1.75
2	Alexandria Real Estate Equities, Inc.	ARE	Equity	S&P 500	16,051.4	15.48	1.70		1.32
3	Kirby Realty Corporation	KRC	Equity	S&P 400	7,748.5	7.48	0.82		0.64
4	SL Green Realty Corp.	SLG	Equity	S&P 500	7,392.6	7.13	0.78		0.61
5	Douglas Emmett, Inc.	DEI	Equity	S&P 400	6,998.9	6.75	0.74		0.58
6	Hudson Pacific Properties, Inc.	HPP	Equity		5,461.9	5.27			0.45
7	Highwoods Properties, Inc.	HIW	Equity	S&P 400	4,610.5	4.45	0.49		0.38
8	Cousins Properties Incorporated	CUZ	Equity	S&P 400	4,021.7	3.88	0.43		0.33
9	Equity Commonwealth	EQC	Equity		3,862.3	3.73			0.32
10	Paramount Group, Inc.	PGRE	Equity		3,437.8	3.32			0.28
11	Corporate Office Properties Trust	OFC	Equity	S&P 400	3,034.9	2.93	0.32		0.25
12	Brandywine Realty Trust	BDN	Equity		2,747.6	2.65			0.23
13	Columbia Property Trust, Inc.	CXP	Equity		2,693.4	2.60			0.22
14	Empire State Realty Trust, Inc. Class A	ESRT	Equity		2,674.7	2.58			0.22
15	Piedmont Office Realty Trust, Inc. Class A	PDM	Equity		2,627.9	2.54			0.22
16	Mack-Cali Realty Corporation	CLI	Equity	S&P 400	2,098.4	2.02	0.22		0.17
17	TIER REIT Inc	TIER	Equity		1,527.0	1.47			0.13
18	Office Properties Income Trust	OPI	Equity	S&P 600	1,304.2	1.26	0.14		0.11
19	Easterly Government Properties, Inc.	DEA	Equity	S&P 600	1,086.9	1.05	0.12		0.09
20	NorthStar Realty Europe Corp.	NRE	Equity	S&P 600	888.2	0.86	0.09		0.07
21	CIM Commercial Trust Corporation	CMCT	Equity		843.9	0.81			0.07
22	Franklin Street Properties Corp.	FSP	Equity	S&P 600	842.8	0.81	0.09		0.07
23	City Office REIT, Inc.	CIO	Equity		458.7	0.44			0.04
23	Sector Totals				103,657.9	100.00	8.20		8.54
13	S&P Sector Total				77,322.6				
Property Sector: Industrial									
1	Prologis, Inc.	PLD	Equity	S&P 500	48,248.7	49.61	5.12		3.97
2	Duke Realty Corporation	DRE	Equity	S&P 500	11,110.8	11.42	1.18		0.91
3	Liberty Property Trust	LPT	Equity	S&P 400	7,336.2	7.54	0.78		0.60
4	Americold Realty Trust	COLD	Equity		5,826.3	5.99			0.48
5	First Industrial Realty Trust, Inc.	FR	Equity	S&P 400	4,421.5	4.55	0.47		0.36
6	PS Business Parks, Inc.	PSB	Equity	S&P 400	4,196.4	4.31	0.45		0.35
7	EastGroup Properties, Inc.	EGP	Equity	S&P 600	4,085.9	4.20	0.43		0.34
8	Rexford Industrial Realty, Inc.	REXR	Equity		3,515.9	3.61			0.29
9	STAG Industrial, Inc.	STAG	Equity		3,133.9	3.22			0.26
10	Terenos Realty Corporation	TRNO	Equity		2,729.0	2.81			0.22
11	Industrial Logistics Properties Trust	ILPT	Equity		1,290.3	1.33			0.11
12	Monmouth Real Estate Investment Corporation Class A	MNR	Equity		1,273.7	1.31			0.10
13	Plymouth Industrial REIT, Inc.	PLYM	Equity		90.5	0.09			0.01
13	Sector Totals				97,259.0	100.00	8.42		8.01
6	S&P Sector Total				79,399.4				
Property Sector: Retail									
1	Regency Centers Corporation	REG	Equity	Shopping Centers	S&P 500	11,379.3	20.27	1.21	0.94
2	Federal Realty Investment Trust	FRT	Equity	Shopping Centers	S&P 500	9,800.7	17.45	1.04	0.81
3	Kimco Realty Corporation	KIM	Equity	Shopping Centers	S&P 500	7,389.0	13.16	0.78	0.61
4	Brixmor Property Group, Inc.	BRX	Equity	Shopping Centers	S&P 400	5,414.5	9.64	0.57	0.45
5	Weingarten Realty Investors	WRI	Equity	Shopping Centers	S&P 400	3,708.6	6.60	0.39	0.31
6	Retail Properties of America, Inc. Class A	RPAI	Equity	Shopping Centers		2,648.0	4.72		0.22
7	SITE Centers Corp.	SITC	Equity	Shopping Centers		2,444.6	4.35		0.20
8	Acadia Realty Trust	AKR	Equity	Shopping Centers	S&P 600	2,304.1	4.10	0.24	0.19
9	Urban Edge Properties	UE	Equity	Shopping Centers	S&P 400	2,115.7	3.77	0.22	0.17
10	Retail Opportunity Investments Corp.	ROIC	Equity	Shopping Centers	S&P 600	2,000.4	3.56	0.21	0.16
11	Tanger Factory Outlet Centers, Inc.	SKT	Equity	Shopping Centers	S&P 400	1,704.5	3.04	0.18	0.14
12	Kite Realty Group Trust	KRG	Equity	Shopping Centers	S&P 600	1,321.2	2.35	0.14	0.11
13	Saul Centers, Inc.	BFS	Equity	Shopping Centers	S&P 600	1,200.4	2.14	0.13	0.10
14	RPT Realty	RPT	Equity	Shopping Centers	S&P 600	970.8	1.73	0.10	0.08
15	Urstadt Biddle Properties Inc. Class A	UBA	Equity	Shopping Centers	S&P 600	653.8	1.16	0.07	0.05
16	Retail Value, Inc.	RVI	Equity	Shopping Centers		618.5	1.10		0.05
17	Cedar Realty Trust Inc	CDR	Equity	Shopping Centers	S&P 600	281.5	0.50	0.03	0.02
18	Urstadt Biddle Properties Inc.	UBP	Equity	Shopping Centers		173.7	0.31		0.01
19	Wheeler Real Estate Investment Trust, Inc.	WHLF	Equity	Shopping Centers		22.6	0.04		0.00
19	Sector Totals				56,152.0	100.00	5.33		4.62
14	S&P Subsector Total				50,244.6				
1	Simon Property Group, Inc.	SPG	Equity	Regional Malls	S&P 500	53,793.1	80.85	5.71	4.43
2	Macerich Company	MAC	Equity	Regional Malls	S&P 500	5,659.4	8.51	0.60	0.47
3	Taubman Centers, Inc.	TCO	Equity	Regional Malls	S&P 400	3,006.9	4.52	0.32	0.25
4	Brookfield Property REIT Inc Class A	BPR	Equity	Regional Malls		2,652.2	3.99		0.22
5	Washington Prime Group Inc.	WPG	Equity	Regional Malls	S&P 600	827.7	1.24	0.09	0.07
6	Pennsylvania Real Estate Investment Trust	PEI	Equity	Regional Malls	S&P 600	423.5	0.64	0.04	0.03
7	CBL & Associates Properties, Inc.	CBL	Equity	Regional Malls	S&P 600	174.4	0.26	0.02	0.01
7	Sector Totals				66,537.3	100.00	6.78		5.48
6	S&P Subsector Total				63,885.1				
1	Realty Income Corporation	O	Equity	Free Standing	S&P 500	20,661.1	43.17	2.19	1.70
2	National Retail Properties, Inc.	NNN	Equity	Free Standing	S&P 400	8,374.0	17.50	0.89	0.69
3	STORE Capital Corporation	STOR	Equity	Free Standing		7,091.8	14.82		0.58
4	Spirit Realty Capital, Inc.	SRC	Equity	Free Standing		3,467.8	7.25		0.29
5	Agree Realty Corporation	ADC	Equity	Free Standing	S&P 600	2,257.5	4.72	0.24	0.19
6	Four Corners Property Trust, Inc.	FCPT	Equity	Free Standing	S&P 600	1,915.9	4.00	0.20	0.16
7	Seitage Growth Properties Class A	SRG	Equity	Free Standing		1,591.2	3.32		0.13
8	Getty Realty Corp.	GTY	Equity	Free Standing	S&P 600	1,309.9	2.74	0.14	0.11
9	Essential Properties Realty Trust, Inc.	EPRT	Equity	Free Standing		904.7	1.89		0.07
10	Spirit MTA REIT	SMTA	Equity	Free Standing		288.8	0.60		0.02
10	Sector Totals				47,862.7	100.00	3.66		3.94
5	S&P Subsector Total				34,518.3				
36	Sector Totals				170,552.0		15.77		14.04
25	S&P Sector Total				148,648.0				

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
April 30, 2019									
Property Sector: Residential									
1	Equity Residential	EQR	Equity	Apartments	S&P 500	28,138.9	22.23	2.99	2.32
2	AvalonBay Communities, Inc.	AVB	Equity	Apartments	S&P 500	27,770.3	21.94	2.95	2.29
3	Essex Property Trust, Inc.	ESS	Equity	Apartments	S&P 500	18,658.1	14.74	1.98	1.54
4	Mid-America Apartment Communities, Inc.	MAA	Equity	Apartments	S&P 500	12,449.9	9.84	1.32	1.03
5	UDR, Inc.	UDR	Equity	Apartments	S&P 500	12,385.7	9.79	1.31	1.02
6	Camden Property Trust	CPT	Equity	Apartments	S&P 400	9,337.7	7.38	0.99	0.77
7	Apartment Investment and Management Company Class A	AIV	Equity	Apartments	S&P 500	7,474.9	5.91	0.79	0.62
8	American Campus Communities, Inc.	ACC	Equity	Apartments	S&P 400	6,447.6	5.09	0.68	0.53
9	Independence Realty Trust, Inc.	IRT	Equity	Apartments	S&P 600	941.7	0.74	0.10	0.08
10	NexPoint Residential Trust Inc	NXRT	Equity	Apartments		881.0	0.70		0.07
11	Investors Real Estate Trust	IRET	Equity	Apartments		723.7	0.57		0.06
12	Preferred Apartment Communities, Inc.	APTS	Equity	Apartments		642.0	0.51		0.05
13	Bluerock Residential Growth REIT Inc Class A	BRG	Equity	Apartments		266.3	0.21		0.02
14	Clpper Realty, Inc.	CLPR	Equity	Apartments		232.5	0.18		0.02
15	BRT Apartments Corp	BRT	Equity	Apartments		223.1	0.18		0.02
Subsector Totals						126,573.3	100.00	13.11	10.42
S&P Subsector Total						123,604.8			
1	Sun Communities, Inc.	SUI	Equity	Manufactured Homes		10,629.2	49.14		0.88
2	Equity LifeStyle Properties, Inc.	ELS	Equity	Manufactured Homes		10,473.5	48.42		0.86
3	UMH Properties, Inc.	UMH	Equity	Manufactured Homes		529.2	2.45		0.04
Subsector Totals						21,631.9	100.00	0.00	1.78
S&P Subsector Total						0.0			
1	Invitation Homes, Inc.	INVH	Equity	Single Family Homes		13,010.8	62.97		1.07
2	American Homes 4 Rent Class A	AMH	Equity	Single Family Homes		7,079.3	34.26		0.58
3	Front Yard Residential Corp. Class B	RESI	Equity	Single Family Homes		530.1	2.57		0.04
4	Reven Housing REIT, Inc.	RVEN	Equity	Single Family Homes		42.6	0.21		0.00
Subsector Totals						20,662.9	100.00	0.00	1.70
S&P Subsector Total						0.0			
22 Sector Totals						168,868.1		13.11	13.91
9 S&P Sector Total						123,604.8			
Property Sector: Diversified									
1	Vornado Realty Trust	VNO	Equity		S&P 500	13,148.3	23.08	1.40	1.08
2	W. P. Carey Inc.	WPC	Equity			12,775.6	22.43		1.05
3	VEREIT, Inc. Class A	VER	Equity			7,997.8	14.04		0.66
4	JBG SMITH Properties	JBGS	Equity		S&P 400	5,545.5	9.74	0.59	0.46
5	Colony Capital, Inc. Class A	CLNY	Equity			2,517.4	4.42		0.21
6	Washington Real Estate Investment Trust	WRE	Equity		S&P 600	2,254.9	3.96	0.24	0.19
7	American Assets Trust, Inc.	AAT	Equity		S&P 600	2,180.3	3.83	0.23	0.18
8	Lexington Realty Trust	LXP	Equity		S&P 600	2,143.0	3.76	0.23	0.18
9	Alexander's, Inc.	ALX	Equity			1,938.9	3.40		0.16
10	Alexander & Baldwin, Inc.	ALEX	Equity		S&P 400	1,689.5	2.98	0.18	0.14
11	Global Net Lease Inc.	GNL	Equity		S&P 600	1,450.7	2.55	0.15	0.12
12	Armada Hoffer Properties, Inc.	AHH	Equity		S&P 600	801.5	1.41	0.09	0.07
13	American Finance Trust, Inc.	AFIN	Equity			784.5	1.38		0.06
14	Gladstone Commercial Corporation	GOOC	Equity			630.5	1.11		0.05
15	One Liberty Properties, Inc.	OLP	Equity			548.7	0.96		0.05
16	Whitestone REIT	WSR	Equity		S&P 600	510.6	0.90	0.05	0.04
17	Medalist Diversified REIT, Inc.	MDRF	Equity			19.3	0.03		0.00
18	HMG/Courtland Properties, Inc.	HMG	Equity			14.3	0.03		0.00
18 Sector Totals						56,961.1	100.00	3.15	4.69
9 S&P Sector Total						29,734.3			
Property Sector: Lodging/Resorts									
1	Host Hotels & Resorts, Inc.	HST	Equity		S&P 500	14,263.3	26.00	1.51	1.17
2	Park Hotels & Resorts, Inc.	PK	Equity			6,452.2	11.76		0.53
3	Hospitality Properties Trust	HPT	Equity		S&P 400	4,273.1	7.79	0.45	0.35
4	Pebblebrook Hotel Trust	PEB	Equity		S&P 400	4,247.1	7.74	0.45	0.35
5	Ryman Hospitality Properties, Inc.	RHP	Equity			4,076.7	7.43		0.34
6	Apple Hospitality REIT Inc	APLE	Equity			3,789.1	6.91		0.31
7	Sunstone Hotel Investors, Inc.	SHO	Equity			3,286.8	5.99		0.27
8	RLJ Lodging Trust	RLJ	Equity			3,225.5	5.88		0.27
9	Xenia Hotels & Resorts, Inc.	XHR	Equity		S&P 600	2,423.3	4.42	0.26	0.20
10	DiamondRock Hospitality Company	DRH	Equity		S&P 600	2,257.2	4.11	0.24	0.19
11	Chesapeake Lodging Trust	CHSP	Equity		S&P 600	1,720.9	3.14	0.18	0.14
12	Summit Hotel Properties, Inc.	INN	Equity		S&P 600	1,215.6	2.22	0.13	0.10
13	Chatham Lodging Trust	CLDT	Equity		S&P 600	915.9	1.67	0.10	0.08
14	CorePoint Lodging, Inc.	CPLG	Equity			745.2	1.36		0.06
15	Hersha Hospitality Trust Class A	HT	Equity		S&P 600	730.4	1.33	0.08	0.06
16	Ashford Hospitality Trust, Inc.	AHT	Equity			556.7	1.01		0.05
17	Braemar Hotels & Resorts, Inc.	BHR	Equity			451.8	0.82		0.04
18	Condor Hospitality Trust, Inc.	CDOR	Equity			116.2	0.21		0.01
19	Sotherly Hotels Inc.	SOHC	Equity			99.7	0.18		0.01
20	InnSuites Hospitality Trust	IHT	Equity			16.1	0.03		0.00
20 Sector Totals						54,862.6	100.00	3.40	4.52
9 S&P Sector Total						32,046.7			
Property Sector: Self Storage									
1	Public Storage	PSA	Equity		S&P 500	38,536.1	60.53	4.09	3.17
2	Extra Space Storage Inc.	EXR	Equity		S&P 500	13,076.3	20.54	1.39	1.08
3	CubeSmart	CUBE	Equity			5,931.6	9.32		0.49
4	Life Storage, Inc.	LSI	Equity		S&P 400	4,432.6	6.96	0.47	0.37
5	National Storage Affiliates Trust	NSA	Equity		S&P 600	1,653.9	2.60	0.18	0.14
6	Global Self Storage, Inc.	SELF	Equity			29.6	0.05		0.00
6 Sector Totals						63,660.1	100.00	6.12	5.24
4 S&P Sector Total						57,698.9			
Property Sector: Health Care									
1	Welltower, Inc.	WELL	Equity		S&P 500	27,723.8	26.30	2.94	2.28
2	Ventas, Inc.	VTR	Equity		S&P 500	21,774.3	20.66	2.31	1.79
3	HCP, Inc.	HCP	Equity		S&P 500	14,219.5	13.49	1.51	1.17
4	Omega Healthcare Investors, Inc.	OHI	Equity		S&P 400	7,102.7	6.74	0.75	0.58
5	Medical Properties Trust, Inc.	MPW	Equity		S&P 400	6,471.3	6.14	0.69	0.53
6	Healthcare Trust of America, Inc. Class A	HTA	Equity			5,723.7	5.43		0.47
7	Healthcare Realty Trust Incorporated	HR	Equity		S&P 400	3,866.1	3.67	0.41	0.32
8	Sabra Health Care REIT, Inc.	SBRA	Equity		S&P 400	3,487.2	3.31	0.37	0.29
9	Physicians Realty Trust	DOC	Equity			3,287.0	3.12		0.27
10	National Health Investors, Inc.	NHI	Equity			3,181.3	3.02		0.26
11	CareTrust REIT Inc	CTRE	Equity		S&P 600	2,034.2	1.93	0.22	0.17
12	Senior Housing Properties Trust	SNH	Equity		S&P 400	1,908.2	1.81	0.20	0.16
13	LTC Properties, Inc.	LTC	Equity		S&P 600	1,785.7	1.69	0.19	0.15
14	Universal Health Realty Income Trust	UHT	Equity		S&P 600	1,112.9	1.06	0.12	0.09
15	Community Healthcare Trust, Inc.	CHCT	Equity		S&P 600	676.1	0.64	0.07	0.06
16	New Senior Investment Group Inc	SNR	Equity			459.2	0.44		0.04
17	MedEquities Realty Trust, Inc.	MRT	Equity			341.5	0.32		0.03
18	Global Medical REIT Inc	GMRE	Equity			263.1	0.25		0.02
18 Sector Totals						105,417.5	100.00	9.78	8.68
12 S&P Sector Total						92,161.8			

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
April 30, 2019									
Property Sector: Timber									
1	Weyerhaeuser Company	WY	Equity	S&P 500	20,078.6	73.56	2.13	1.65	
2	Rayonier Inc.	RVN	Equity	S&P 400	4,113.4	15.07	0.44	0.34	
3	Potlatch-Deltec Corporation	PCH	Equity	S&P 400	2,612.4	9.57	0.28	0.22	
4	CatchMark Timber Trust, Inc. Class A	CTT	Equity		491.0	1.80		0.04	
4	Sector Totals				27,295.4	100.00	2.84	2.25	
3	S&P Sector Total				26,804.4				
Property Sector: Infrastructure									
1	American Tower Corporation	AMT	Equity	S&P 500	86,256.2	52.32	9.15	7.10	
2	Crown Castle International Corp	CCI	Equity	S&P 500	52,176.4	31.85	5.54	4.30	
3	SBA Communications Corp. Class A	SBAC	Equity	S&P 500	23,087.0	14.00	2.45	1.90	
4	Uniti Group Inc	UNIT	Equity	S&P 400	1,967.0	1.19	0.21	0.16	
5	InfrAREIT, Inc.	HIFR	Equity		925.4	0.56		0.08	
6	CorEnergy Infrastructure Trust, Inc.	CORR	Equity		450.7	0.27		0.04	
7	Power REIT	PW	Equity		11.3	0.01		0.00	
7	Sector Totals				164,873.9	100.00	17.35	13.58	
4	S&P Sector Total				163,486.6				
Property Sector: Data Centers									
1	Equinix, Inc.	EQIX	Equity	S&P 500	37,734.0	50.85	4.00	3.11	
2	Digital Realty Trust, Inc.	DLR	Equity	S&P 500	24,242.7	32.67	2.57	2.00	
3	CyrusOne, Inc.	CONE	Equity	S&P 400	5,893.9	7.94	0.63	0.49	
4	CoreSite Realty Corporation	COR	Equity	S&P 400	4,015.8	5.41	0.43	0.33	
5	QTS Realty Trust, Inc. Class A	QTS	Equity		2,313.8	3.12		0.19	
5	Sector Totals				74,200.3	100.00	7.63	6.11	
4	S&P Sector Total				71,886.5				
Property Sector: Specialty									
1	Iron Mountain, Inc.	IRM	Equity	S&P 500	9,286.8	18.58	0.99	0.76	
2	VICI Properties Inc	VICI	Equity		9,225.6	18.46		0.76	
3	Gaming and Leisure Properties, Inc.	GLPI	Equity		8,621.2	17.25		0.71	
4	Lamar Advertising Company Class A	LAMR	Equity	S&P 400	7,034.0	14.08	0.75	0.58	
5	EPR Properties	EPR	Equity	S&P 400	5,860.9	11.73	0.62	0.48	
6	OUTFRONT Media Inc.	OUT	Equity		3,316.8	6.64		0.27	
7	CoreCivic, Inc.	CXW	Equity	S&P 400	2,466.9	4.94	0.26	0.20	
8	GEO Group Inc	GEO	Equity	S&P 400	2,438.0	4.88	0.26	0.20	
9	Innovative Industrial Properties Inc	IIPR	Equity	S&P 600	832.3	1.67	0.09	0.07	
10	Safehold, Inc.	SAFE	Equity		458.9	0.92		0.04	
11	Gladstone Land Corp.	LAND	Equity		225.4	0.45		0.02	
12	Farmland Partners Inc	FPI	Equity		204.8	0.41		0.02	
12	Sector Totals				49,971.6	100.00	2.96	4.12	
6	S&P Sector Total				27,919.0				
Investment Sector: Mortgage									
1	Annaly Capital Management, Inc.	NLY	Mortgage	Home Financing	14,012.2	26.78		1.15	
2	AGNC Investment Corp.	AGNC	Mortgage	Home Financing	9,540.8	18.23		0.79	
3	New Residential Investment Corp.	NRZ	Mortgage	Home Financing	6,805.7	13.01		0.56	
4	Chimera Investment Corporation	CIM	Mortgage	Home Financing	3,584.2	6.85		0.30	
5	Two Harbors Investment Corp.	TWO	Mortgage	Home Financing	3,439.8	6.57		0.28	
6	MFA Financial, Inc.	MFA	Mortgage	Home Financing	3,368.1	6.44		0.28	
7	Invesco Mortgage Capital Inc.	IVR	Mortgage	Home Financing	2,083.8	3.98	0.22	0.17	
8	Redwood Trust, Inc.	RWT	Mortgage	Home Financing	1,576.8	3.01	0.17	0.13	
9	PennyMac Mortgage Investment Trust	PMT	Mortgage	Home Financing	1,278.5	2.44	0.14	0.11	
10	New York Mortgage Trust, Inc.	NYMT	Mortgage	Home Financing	1,072.5	2.05	0.11	0.09	
11	ARMOUR Residential REIT, Inc.	ARR	Mortgage	Home Financing	982.4	1.88	0.10	0.08	
12	Capstead Mortgage Corporation	CMO	Mortgage	Home Financing	732.5	1.40	0.08	0.06	
13	Ready Capital Corporation	RC	Mortgage	Home Financing	670.1	1.28		0.06	
14	Western Asset Mortgage Capital Corporation	WMC	Mortgage	Home Financing	506.2	0.97		0.04	
15	AG Mortgage Investment Trust, Inc.	MITT	Mortgage	Home Financing	491.8	0.94		0.04	
16	Dynex Capital, Inc.	DX	Mortgage	Home Financing	432.3	0.83		0.04	
17	Anworth Mortgage Asset Corporation	ANH	Mortgage	Home Financing	411.9	0.79		0.03	
18	Orchid Island Capital, Inc.	ORC	Mortgage	Home Financing	319.7	0.61		0.03	
19	Cherry Hill Mortgage Investment Corp.	CHMI	Mortgage	Home Financing	279.4	0.53		0.02	
20	Great Ajax Corp.	AJX	Mortgage	Home Financing	267.8	0.51		0.02	
21	Anirington Asset Investment Corp. Class A	AI	Mortgage	Home Financing	238.2	0.46		0.02	
22	Ellington Residential Mortgage REIT	EARN	Mortgage	Home Financing	150.3	0.29		0.01	
23	Hunt Companies Finance Trust, Inc.	HCFT	Mortgage	Home Financing	84.1	0.16		0.01	
23	Subsector Totals				52,329.1	100.00	0.82	4.31	
6	S&P Subsector Total				7,726.6				
1	Starwood Property Trust, Inc.	STWC	Mortgage	Commercial Financing	6,346.9	25.98		0.52	
2	Blackstone Mortgage Trust, Inc. Class A	BXMT	Mortgage	Commercial Financing	4,305.2	17.63		0.35	
3	Apollo Commercial Real Estate Finance, Inc.	ARI	Mortgage	Commercial Financing	2,493.2	10.21	0.26	0.21	
4	Ladder Capital Corp. Class A	LADR	Mortgage	Commercial Financing	1,808.6	7.40		0.15	
5	Hannon Armstrong Sustainable Infrastructure Capital, Inc.	HASI	Mortgage	Commercial Financing	1,655.6	6.78		0.14	
6	TPG RE Finance Trust, Inc.	TRTX	Mortgage	Commercial Financing	1,301.6	5.33		0.11	
7	Colony Credit Real Estate, Inc. Class A	CLNC	Mortgage	Commercial Financing	1,297.4	5.31		0.11	
8	KKR Real Estate Finance Trust Inc.	KREF	Mortgage	Commercial Financing	1,170.5	4.79		0.10	
9	Arbor Realty Trust, Inc.	ABR	Mortgage	Commercial Financing	1,159.2	4.75		0.10	
10	Granite Point Mortgage Trust Inc.	GPMT	Mortgage	Commercial Financing	983.5	4.03	0.10	0.08	
11	iStar Inc.	STAR	Mortgage	Commercial Financing	588.7	2.41	0.06	0.05	
12	Ares Commercial Real Estate Corporation	ACRE	Mortgage	Commercial Financing	434.7	1.78		0.04	
13	Jernigan Capital, Inc.	JCAP	Mortgage	Commercial Financing	429.5	1.76		0.04	
14	Exantas Capital Corp.	XAN	Mortgage	Commercial Financing	346.6	1.42		0.03	
15	Sachem Capital Corp.	SACH	Mortgage	Commercial Financing	71.8	0.29		0.01	
16	Tremont Mortgage Trust	TRMT	Mortgage	Commercial Financing	32.8	0.13		0.00	
16	Subsector Totals				24,425.8	100.00	0.43	2.01	
3	S&P Subsector Total				4,065.4				
39	Sector Totals				76,754.9		1.25	6.32	
9	S&P Sector Total				11,792.0				
31	S&P 500 Large Cap				715,210.6		75.88	58.90	
36	S&P 400 Mid Cap				164,012.3		17.40	13.51	
46	S&P 600 Small Cap				63,281.9		6.71	5.21	
103	S&P Index Total				942,504.8		100.00	77.61	
223	Industry Total				1,214,334.4			100.00	

¹ Equity market capitalization does not include operating partnership units or preferred stock.

US REIT Merger and Acquisition Activity
Deal Value in Millions of Dollars
(2004 - 2019)

Year	Acquiror	Target	Acquiror Type	Deal Value	Announced	Completed	Status	
2004	Ventas, Inc.	ElderTrust	Public REIT	191	19-Nov-03	5-Feb-04	Completed	
	Aslan Realty Partners, LLC	Great Lakes REIT	Private Real Estate Company	252	21-Jan-04	27-Apr-04	Completed	
	ProLogis/Eaton Vance Corporation	Keystone Property Trust	Public REIT/Investment Advisor	729	3-May-04	4-Aug-04	Completed	
	Simon Property Group	Chelsea Property Group	Public REIT	3,000	21-Jun-04	14-Oct-04	Completed	
	General Growth Properties, Inc.	The Rouse Company	Public REIT	7,000	19-Aug-04	12-Nov-04	Completed	
	PL Retail LLC (Kimco Realty & DRA Advisors)	Price Legacy Corporation	Public REIT/Investment Advisor	3,500	24-Aug-04	21-Dec-04	Completed	
	Total Public to Public			14,420	98%			
	Total Public to Private			252	2%			
	Total			14,672				
	2005	Camden Property Trust	Summit Property Group	Public REIT	1,100	24-Oct-04	28-Feb-05	Completed
iStar Financial, Inc.		Falcon Financial Investment Trust	Public REIT	120	20-Jan-05	2-Mar-05	Completed	
Colonial Properties Trust		Comerstone Realty Income Trust	Public REIT	566	25-Oct-04	1-Apr-05	Completed	
Centro Properties Limited		Kramon Realty Trust	Australian LPT	123	19-Dec-05	31-Mar-06	Completed	
The Lightstone Group		Prime Group Realty Trust	Private Real Estate Company	1,500	17-Feb-05	1-Jul-05	Completed	
ProLogis		Catellus Development Corporation	Public REIT	3,819	6-Jun-05	15-Sep-05	Completed	
DRA Advisors LLC		CRT Properties, Inc.	Investment Advisor	890	17-Jun-05		Completed	
ING Clarion		Gables Residential Trust	Private Equity Joint Venture	4,900	7-Jun-05	30-Sep-05	Completed	
DRA Advisors LLC		Capital Automotive REIT	Investment Advisor	1,800	2-Sep-05	16-Dec-05	Completed	
Total Public to Public				5,725	39%			
Total Public to Private				9,090	61%			
Total				14,815				
2006		Brandywine Realty Trust	Prentiss Properties Trust	Public REIT	1,921	3-Oct-05	4-Jan-06	Completed
	CDP Capital-Financing Inc.	Crimi Mae Inc.	Investment Advisor/Pension Fund	1,700		19-Jan-06	Completed	
	Morgan Stanley Property Fund	AMLI Residential Properties	Investment Advisor/Brokerage Firm	2,100	23-Oct-05	7-Feb-06	Completed	
	Duke Realty Corporation	The Mark Winkler Company	Public REIT	855	2-Mar-06	4-Mar-06	Completed	
	CalEast Industrial Investors	CenterPoint Properties Trust	Real Estate Operating Partnership	2,436	7-Dec-05	8-Mar-06	Completed	
	Morgan Stanley Real Estate and Onex Real Estate	Town and Country Trust	Private Real Estate Joint Venture	1,500	19-Dec-05	31-Mar-06	Completed	
	Kimco Realty Corporation	Atlantic Realty Trust	Public REIT	83	1-Dec-05	31-Mar-06	Completed	
	Host Marriott Corporation	Starwood Hotels and Resorts	Public REIT	4,040	14-Nov-05	7-Apr-06	Completed	
	GE Real Estate, Inc. & Trizec Properties	Arden Realty Trust	Public non-REIT and REIT	3,032	21-Dec-05	2-May-06	Completed	
	Blackstone Group LP	MeriStar Hospitality Corporation	Private Equity Firm	2,600	20-Feb-06	2-May-06	Completed	
	LBA Realty LLC	Bedford Property Investors	Private Real Estate Company	432	10-Feb-06	5-May-06	Completed	
	Sprint Finance Corporation	Sun Capital Partners, Inc. (ShoKo Stores)	Public REIT	815	10-May-06	2-Jun-06	Completed	
	Black-Cali Realty Corporation	Gale Real Estate Services Corp.	Public REIT	645	16-Feb-06	5-Jun-06	Completed	
	Blackstone Group LP	CarAmerica Realty Corp.	Private Equity Firm	5,600	6-Mar-06	13-Jul-06	Completed	
	Archstone-Smith	Deutsche WohnAnlage GmbH	Public REIT	649	29-Jun-06	31-Jul-06	Completed	
	Public Storage Inc.	Shurgard Storage Centers Inc.	Public REIT	3,200	7-Mar-06	23-Aug-06	Completed	
	Westmont Hospitality and Cadim Inc. (Braveheart Holdings)	Boykin Lodging Company	JV - Public Pension Fund	417	22-May-06	21-Sep-06	Completed	
	Accredited Home Lenders Holding Co.	Aames Investment Corporation	Mortgage Banking Firm	340	14-Sep-06	1-Oct-06	Completed	
	Brookfield Properties Corporation	Trizec Canada, Inc.	Real Estate Operating Company	2,670	5-Jun-06	5-Oct-06	Completed	
	Blackstone Group LP and Brookfield Properties Co.	Trizec Properties, Inc.	JV - Private Equity Firm & REOC	6,500	5-Jun-06	5-Oct-06	Completed	
	Health Care Property Investors	CNL Retirement Properties	Public REIT	5,300	2-May-06	6-Oct-06	Completed	
	Centro Watt	Heritage Property Investment Trust Inc.	JV - Australian LPT & Private Equity Firm	3,200	9-Jul-06	19-Oct-06	Completed	
	Kimco Realty Corporation	Pan Pacific Retail Properties	Public REIT	4,000	10-Jul-06	31-Oct-06	Completed	
	Morguard Corporation	Sizeler Property Investors, Inc.	Canadian REIT	324	7-Aug-06	10-Nov-06	Completed	
	Morgan Stanley	Glenborough Realty Trust, Inc.	Brokerage Firm	1,900	21-Aug-06	29-Nov-06	Completed	
	Health Care REIT	Windrose Medical Properties Trust	Public REIT	877	13-Sep-06	20-Dec-06	Completed	
	KailPER LLC	AmenVest Properties	Real Estate Operating Partnership	273	18-Jul-06	29-Dec-06	Completed	
	Lexington Corporate Properties	Newkirk Realty Trust, Inc.	Public REIT	1,080	25-Jul-06	3-Jan-07	Completed	
	SL Green Realty Corp.	Reckson Associates Realty Corp.	Public REIT	6,000	3-Aug-06	25-Jan-07	Completed	
	Morgan Stanley	Saxon Capital	Brokerage Firm	706	8-Aug-06	4-Dec-06	Completed	
	Babcock & Brown Real Estate Investments	BNP Residential Properties Inc.	Investment Advisor/Brokerage Firm	766	31-Aug-06	28-Feb-07	Completed	
	Hospitality Properties Trust	TravelCenters of America Inc.	Public REIT	1,900	1-Sep-06	31-Jan-07	Completed	
	Geo Group	CentraCote Properties Trust	Correctional Facility Operator	428	19-Sep-06	24-Jan-07	Completed	
	Crown Castle International Corporation	Global Signal Inc.	Public Tower Company	4,000	16-Oct-06	12-Jan-07	Completed	
	Developers Diversified Realty Corp.	Inland Retail Real Estate Trust, Inc.	Public REIT	6,200	23-Oct-06	27-Feb-07	Completed	
	Record Realty Trust	Government Properties Trust, Inc.	Australian LPT	223	24-Oct-06	13-Apr-07	Completed	
	GE Capital Solutions	Trustreet Properties, Inc.	Financial Lending Company	3,000	30-Oct-06	27-Feb-07	Completed	
	JP Morgan-Special Situation Property Fund	Columbia Equity Trust	Pension Trust Fund	502	6-Nov-06	1-Mar-07	Completed	
	National HealthCare Corporation	National Health Realty	Health Care Provider	268	21-Dec-06	31-Oct-07	Completed	
	Total Public to Public			44,244	54%			
	Total Public to Private			38,138	46%			
	Total			82,381				
	2007	Ventas, Inc.	Sunrise Senior Living REIT	Public REIT	1,036	14-Jan-07	26-Apr-07	Completed
		Simon Property Group; Farallon Capital Management	Mills Corporation	Public REIT; Investment Advisor	1,350	17-Jan-07	3-Apr-07	Completed
		Morgan Stanley	CNL Hotels & Resorts Inc.	Brokerage Firm	6,702	19-Jan-07	12-Apr-07	Completed
		Brookfield Asset Management Inc.	Longview Fibre	Asset Management Firm	2,150	5-Feb-07	20-Apr-07	Completed
		Blackstone Group	Equity Office Properties Trust	Private Equity Firm	39,000	7-Feb-07	9-Feb-07	Completed
Credit-Based Asset Servicing and Securitization LLC (C-BAS)		Fieldstone Investment Corporation	Mortgage Banking Firm	259	16-Feb-07	17-Jul-07	Completed	
Centro Properties Group		New Plan Excel Realty Trust, Inc.	Australian LPT	6,200	27-Feb-07	20-Apr-07	Completed	
Macquarie Bank Limited, Kaupthing Bank N, et al.		Spirit Finance Corporation	Investment Advisor/Brokerage Firm	3,500	13-Mar-07	1-Aug-07	Completed	
Inland American Real Estate Trust Inc.		Winston Hotels, Inc.	Asset Management Firm	460	3-Apr-07	2-Jul-07	Completed	
Apollo Investment Corporation		Innkeepers USA Trust	Closed-End Investment Company	1,500	16-Apr-07	29-Jun-07	Completed	
JER Partners		Highland Hospitality	Private Equity Firm	2,000	24-Apr-07	28-Jul-07	Completed	
AP AIMCAP Holdings LLC		Eagle Hospitality Properties Trust, Inc.	Closed-End Investment Company	319	27-Apr-07	15-Aug-07	Completed	
Morgan Stanley		Crescent Real Estate Equity	Brokerage Firm	6,500	23-May-07	3-Aug-07	Completed	
Tishman Speyer/Lehman Brothers		Archstone-Smith	Real Estate Company/ Brokerage Firm	22,200	29-May-07	5-Oct-07	Completed	
Whitehall Street Global Real Estate, LP		Equity Inns, Inc.	Investment Advisor/Brokerage Firm	2,200	21-Jun-07	25-Oct-07	Completed	
Sentinel Omaha LLC		America First Apartment Investors	Real Estate Advisory Firm	532	25-Jun-07	18-Sep-07	Completed	
Liberty Property Trust		Republic Property Trust	Public REIT	850	24-Jul-07	4-Oct-07	Completed	
Gramercy Capital Corp/New York		American Financial Realty Trust	Public REIT	1,094	5-Nov-07	1-Apr-08	Completed	
Total Public to Public				10,530	11%			
Total Public to Private				87,321	89%			
Total				97,851				
2008		American Campus Communities	GMH Communities Trust	Public REIT	1,400	12-Feb-08	11-Jun-08	Completed
	Hypo Real Estate Bank AG	Quadra Realty Trust	Brokerage Firm	179	29-Jan-08	14-Mar-08	Completed	
	Boston Properties	Macklowe Properties (NYC Office Portfolio)	Public REIT	3,950	24-May-08	10-Jun-08	Completed	
	American Land Lease	Green Courte Real Estate Partners	Private Equity Firm	113	10-Dec-08	16-Mar-09	Completed	
Total Public to Public			5,350	95%				
Total Public to Private			292	5%				
Total			5,642					
2009	No Deals							
2010	Brookfield Asset Management Inc.	Crystal River Capital, Inc.	Asset Management Firm	14	24-Feb-10	30-Jul-10	Completed	
	Tipton Financial Partners, LP	Care Investment Trust, Inc.	Real Estate Advisory Firm	97	16-Mar-10	13-Aug-10	Completed	
	HCP, Inc.	HCR ManorCare, Inc.	Public REIT	6,080	14-Dec-10	8-Apr-11	Completed	
Total Public to Public			6,080	98%				
Total Public to Private			111	2%				
Total			6,191					

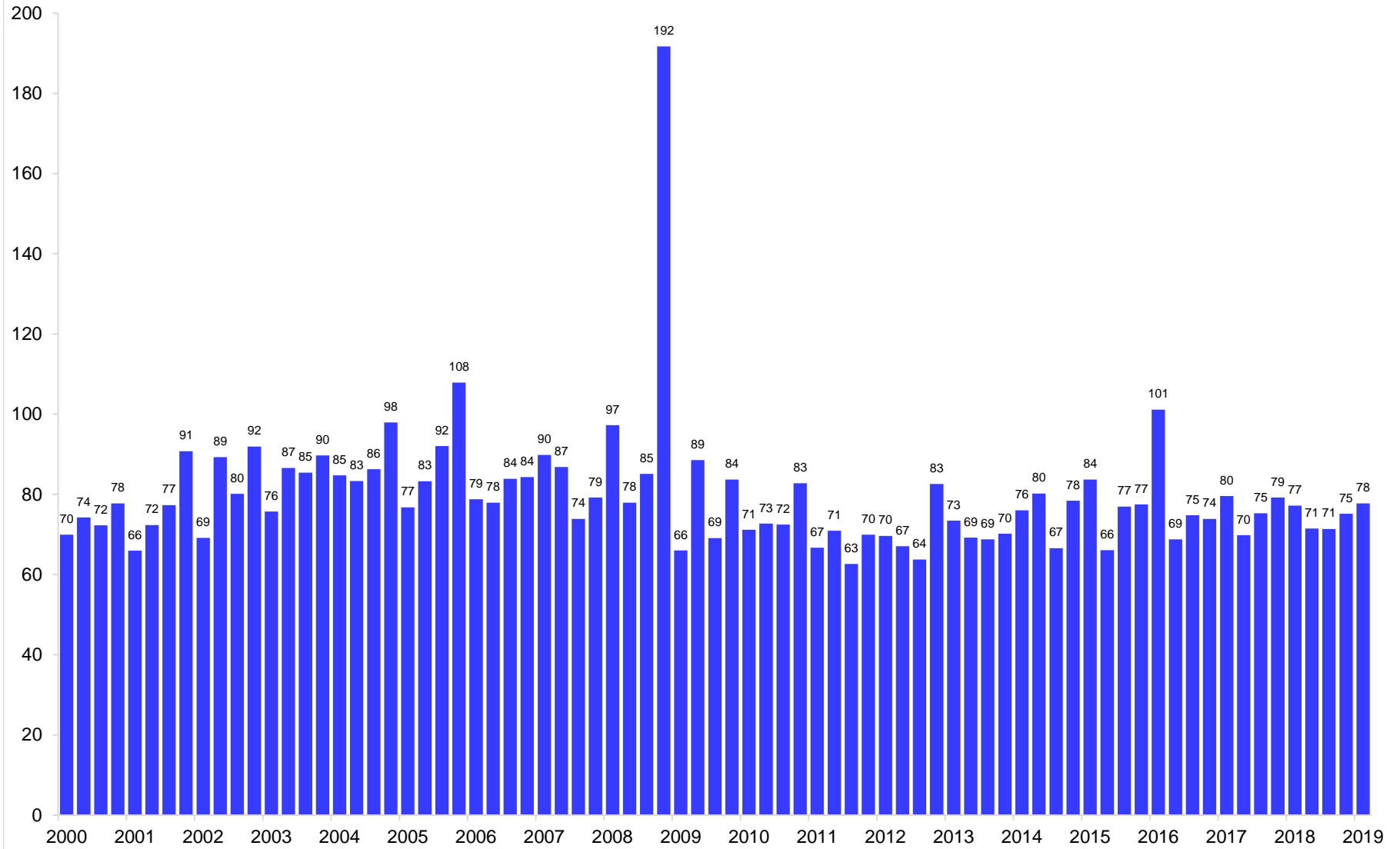
US REIT Merger and Acquisition Activity
Deal Value in Millions of Dollars
(2004 - 2019)

Year	Acquirer	Target	Acquirer Type	Deal Value	Announced	Completed	Status	
2011	AMB Property Corp.	ProLogis	Public REIT	16,517	31-Jan-11	3-Jun-11	Completed	
	Ventas, Inc.	Nationwide Health Properties, Inc.	Public REIT	7,010	28-Feb-11	1-Jul-11	Completed	
	Ventas, Inc.	Cogdell Spencer, Inc.	Public REIT	635	27-Dec-11	2-Apr-12	Completed	
	Total Public to Public				24,162	100%		
	Total Public to Private					0%		
Total				24,162				
2012	Realty Income Corp.	American Realty Capital Trust, Inc.	Public REIT	2,887	6-Sep-12	22-Jan-13	Completed	
	HCP, Inc.	Emeritus; Blackstone JV (Portfolio Acquisition)	Public REIT	1,730	16-Oct-12	31-Oct-12	Completed	
	AvalonBay Communities, Inc. / Equity Residential	Archstone-Smith Trust, Inc.	Public REIT	6,476	26-Nov-12	27-Feb-13	Completed	
	American Realty Capital Properties, Inc.	American Realty Capital Trust III, Inc.	Public REIT	2,325	14-Dec-12	28-Feb-13	Completed	
	Total Public to Public				13,418	100%		
Total Public to Private					0%			
Total				13,418				
2013	Cole Credit Property Trust II, Inc.	Spirit Realty Capital, Inc.	Non-traded REIT	2,835	22-Jan-13	17-Jul-13	Completed	
	Annaly Capital Management, Inc.	CreXus Investment Corp.	Public REIT	876	30-Jan-13	23-May-13	Completed	
	Brookfield Office Properties Inc.	MPG Office Trust, Inc.	Real Estate Operating Company	1,938	24-Apr-13	15-Oct-13	Completed	
	American Realty Capital Properties, Inc.	CapLease, Inc.	Public REIT	2,048	28-May-13	5-Nov-13	Completed	
	Mid-America Apartment Communities, Inc.	Colonial Properties Trust	Public REIT	4,112	3-Jun-13	1-Oct-13	Completed	
	American Realty Capital Properties, Inc.	American Realty Capital Trust IV, Inc.	Public REIT	2,207	1-Jul-13	3-Jan-14	Completed	
	W. P. Carey Inc.	Corporate Property Associates 16	Public REIT	4,041	25-Jul-13	31-Jan-14	Completed	
	American Realty Capital Properties, Inc.	Cole Real Estate Investments, Inc.	Public REIT	10,281	23-Oct-13	7-Feb-14	Completed	
	Essex Property Trust, Inc.	BRE Properties, Inc.	Public REIT	6,141	9-Dec-13	1-Apr-14	Completed	
	Total Public to Public				29,706	86%		
	Total Public to Private				4,773	14%		
	Total				34,479			
	2014	Ventas, Inc.	American Realty Capital Healthcare Trust, Inc.	Public REIT	2,297	2-Jun-14	16-Jan-15	Completed
		EDENS, Inc.	AmREIT, Inc.	Private Real Estate Company	620	31-Oct-14	18-Feb-15	Completed
		NorthStar Realty Finance Corp.	Griffin-American Healthcare REIT II, Inc.	Public REIT	3,881	5-Aug-14	3-Dec-14	Completed
Select Income REIT		Cole Corporate Income Trust, Inc.	Public REIT	2,987	2-Sep-14	29-Jan-15	Completed	
GoldenTree Asset Management LP		Onigen Financial, Inc.	Asset Manager	456	9-Sep-14	20-Jan-15	Completed	
Washington Prime Group Inc.		Glimcher Realty Trust	Public REIT	4,323	16-Sep-14	15-Jan-15	Completed	
Omega Healthcare Investors, Inc.		Aviv REIT, Inc.	Public REIT	2,822	31-Oct-14	1-Apr-15	Completed	
Griffin Capital Essential Asset REIT, Inc.		Signature Office REIT Inc.	Public REIT		24-Nov-14	10-Jun-15	Completed	
Total Public to Public				16,309	94%			
Total Public to Private				1,076	6%			
Total				17,385				
2015	The Blackstone Group LP	Excel Trust, Inc.	Asset Manager	1,021	10-Apr-15	31-Jul-15	Completed	
	Brookfield Asset Management Inc.	Associated Estates Realty Corporation	Asset Manager	1,690	22-Apr-15	7-Aug-15	Completed	
	Independence Realty Trust, Inc.	Trade Street Residential, Inc.	Public REIT	237	11-May-15	17-Sep-15	Completed	
	Extra Space Storage Inc.	SmartStop Self Storage, Inc.	Public REIT	855	15-Jun-15	1-Oct-15	Completed	
	Lone Star Investment Advisors, LLC	Home Properties, Inc.	Asset Manager	5,156	22-Jun-15	7-Oct-15	Completed	
	Chambers Street Properties	Gramercy Property Trust Inc.	Public REIT	1,489	1-Jul-15	17-Dec-15	Completed	
	Global Logistic Properties Limited	Industrial Income Trust Inc.	Public REIT	4,555	29-Jul-15	4-Nov-15	Completed	
	The Blackstone Group LP	Strategic Hotels & Resorts, Inc.	Asset Manager	5,648	8-Sep-15	11-Dec-15	Completed	
	The Blackstone Group LP	BiMed Realty Trust	Asset Manager	7,866	8-Oct-15	27-Jan-16	Completed	
	Harrison Street Real Estate Capital	Campus Crest Communities, Inc.	Private Equity Firm	1,900	16-Oct-15	2-Mar-16	Completed	
	Starwood Capital Group / Milestone Apartments REIT	Landmark Apartment Trust, Inc.	Investor Group	1,900	22-Oct-15	27-Jan-16	Completed	
	Weyerhaeuser Company	Plum Creek Timber Company, Inc.	Public REIT	8,462	8-Nov-15	19-Feb-16	Completed	
	American Homes 4 Rent	American Residential Properties, Inc.	Public REIT	1,415	3-Dec-15	29-Feb-16	Completed	
	Starwood Waypoint Residential Trust	Colony American Homes, Inc.	Public REIT	1,592	21-Sep-15	5-Jan-16	Completed	
	Total Public to Public				18,655	43%		
Total Public to Private				25,181	57%			
Total				43,836				
2016	Brookfield Asset Management, Inc.	Rouse Properties, Inc.	Asset Manager	2,369	25-Feb-16	6-Jul-16	Completed	
	Apollo Commercial Real Estate Finance, Inc.	Apollo Residential Mortgage, Inc.	Public REIT	641	26-Feb-16	31-Aug-16	Completed	
	ARMOUR Residential REIT, Inc.	JAVELIN Mortgage Investment Corp.	Public REIT	812	2-Mar-16	6-Apr-16	Completed	
	Sutherland Asset Management Corporation	ZAIS Financial Corp.	Private REIT	104	7-Apr-16	31-Oct-16	Completed	
	Annaly Capital Management, Inc.	Hatteras Financial Corp.	Public REIT	12,584	11-Apr-16	12-Jul-16	Completed	
	Apple Hospitality REIT, Inc.	Apple REIT Ten, Inc.	Public REIT	1,300	14-Apr-16	7-Sep-16	Completed	
	Cousins Properties Incorporated	Parkway Properties, Inc.	Public REIT	3,829	29-Apr-16	6-Oct-16	Completed	
	NorthStar Asset Management Group Inc.	Colony Capital, Inc.	Asset Manager	6,218	29-Apr-16	10-Jan-17	Completed	
	NorthStar Asset Management Group Inc.	NorthStar Realty Finance Corp.	Asset Manager	12,120	29-Apr-16	10-Jan-17	Completed	
	Mid-America Apartment Communities, Inc.	Post Properties, Inc.	Public REIT	4,873	15-Aug-16	1-Dec-16	Completed	
	Farmland Partners Inc.	American Farmland Company	Public REIT	248	12-Sep-16	2-Feb-17	Completed	
	Regency Centers Corporation	Equity One, Inc.	Public REIT	5,788	14-Nov-16	1-Mar-17	Completed	
	Total Public to Public				30,075	59%		
	Total Public to Private				20,810	41%		
	Total				50,885			
	2017	Tricon Capital Group Inc.	Silver Bay Realty Trust Corp.	Asset Manager	1,433	27-Feb-17	9-May-17	Completed
		RLJ Lodging Trust	FelCor Lodging Trust Incorporated	Public REIT	2,829	24-Apr-17	31-Aug-17	Completed
Sabra Health Care REIT, Inc.		Care Capital Properties, Inc.	Public REIT	3,925	7-May-17	17-Aug-17	Completed	
Digital Realty Trust, Inc.		DuPont Fabros Technology, Inc.	Public REIT	7,600	9-Jun-17	14-Sep-17	Completed	
Government Properties Income Trust		First Potomac Realty Trust	Public REIT	1,400	29-Jun-17	2-Oct-17	Completed	
Canada Pension Plan Investment Board		Parkway, Inc.	Pension Fund	1,200	30-Jun-17	12-Oct-17	Completed	
Greystar Growth and Income Fund, LP		Monogram Residential Trust, Inc.	Investor Group	3,000	4-Jul-17	19-Sep-17	Completed	
Invitation Homes Inc.		Starwood Waypoint Homes	Public REIT	4,578	10-Aug-17	16-Nov-17	Completed	
Total Public to Public				20,332	78%			
Total Public to Private				5,633	22%			
Total				25,965				
2018	Brookfield Asset Management Inc.	GGP Inc.	Asset Manager	27,171	26-Mar-18	28-Aug-18	Completed	
	Two Harbors Investment Corp.	CYS Investments, Inc.	Public REIT	1,480	26-Apr-18	31-Jul-18	Completed	
	Welltower Inc.	Quality Care Properties, Inc.	Public REIT	3,429	26-Apr-18	26-Jul-18	Completed	
	Prologis, Inc.	DCT Industrial Trust Inc.	Public REIT	8,379	29-Apr-18	22-Aug-18	Completed	
	Annaly Capital Management, Inc.	MTGE Investment Corp.	Public REIT	1,188	2-May-18	7-Sep-18	Completed	
	Blackstone Group L.P.	Gramercy Property Trust	Asset Manager	7,326	7-May-18	10-Oct-18	Completed	
	Greystar Real Estate Partners, LLC	Education Realty Trust, Inc.	Private Real Estate Company	4,350	25-Jun-18	29-Sep-18	Completed	
	Brookfield Asset Management Inc.	Forest City Realty Trust, Inc.	Asset Manager	11,400	31-Jul-18	7-Dec-18	Completed	
	Pebblebrook Hotel Trust	LaSalle Hotel Properties	Public REIT	5,200	6-Sep-18	30-Nov-18	Completed	
	Government Properties Income Trust	Select Income REIT	Public REIT	3,939	17-Sep-18	31-Dec-19	Completed	
	Oncor Electric Delivery	InfraREIT, Inc.	Electric Utility	2,200	18-Oct-18		Pending	
	Ready Capital Corporation	Owens Realty Mortgage, Inc.	Public REIT	200	7-Nov-18	29-Mar-19	Completed	
	Total Public to Public				50,985	67%		
	Total Public to Private				25,307	33%		
	Total				76,292			
2019	Omega Healthcare Investors, Inc.	MedEquities Realty Trust, Inc.	Public REIT	595	2-Jan-19		Pending	
	Shidler Equities L.P.	Pacific Office Properties Trust, Inc.	Real Estate Investment Firm	250	25-Jan-19		Pending	
	Cousins Properties Incorporated	TIER REIT, Inc.	Public REIT	2,333	25-Mar-19		Pending	
	Park Hotels & Resorts Inc.	Chesapeake Lodging Trust	Public REIT	2,607	6-May-19		Pending	
	Total Public to Public				5,535	96%		
Total Public to Private				250	4%			
Total				5,786				
Industry Totals: 2004-2019								
Total Public to Public				289,991	67%			
Total Public to Private				217,984	50%			
Total				431,683				

Residential

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO	FFO	Debt/	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average Share Volume	Average Dollar Volume	Relative Liquidity	Long-Term Issuer Rating	
		30-Apr-2019	52 Week High	52 Week Low	2019	2020	2019	2020	Growth (%)	Payout (%)	EBITDA	Apr-19	QTD	YTD	1-Yr	3-Yr									5-Yr
Apartments																									
American Campus Communities	ACC	47.20	48.42	39.13	2.42	2.50	19.54	18.87	3.54	56.10	5.11	-0.80	-0.80	15.18	26.10	5.93	8.52	3.90	6,447.6	6,480.1	32.2	672	31,925	0.495	BBB
Apartment Inv Management	AIV	49.36	51.42	42.02	2.49	2.63	19.83	18.80	5.48	59.38	6.72	-1.85	-1.85	13.67	26.21	10.94	13.58	3.16	7,474.9	7,906.0	32.8	1,005	50,117	0.670	BBB-
Avalonbay Communities	AVB	200.93	205.28	165.54	9.33	9.83	21.53	20.45	5.30	67.74	3.04	0.10	0.10	16.32	27.38	7.73	11.43	3.03	27,770.3	27,771.8	20.2	501	100,194	0.361	A-
Bluerock Residential Growth REIT	BRG	11.21	11.72	8.34	0.20	0.29	56.40	39.33	43.40	-	10.97	3.99	3.99	26.22	33.23	9.33	5.13	5.80	266.3	358.0	78.8	130	1,433	0.538	
BRT Apartments	BRT	14.03	14.35	10.96	0.91	0.98	15.50	14.35	8.01	76.92	5.93	1.08	1.08	24.44	33.23	30.19	17.09	5.70	223.1	223.1	79.3	20	280	0.126	
Camden Property	CPT	100.65	104.30	84.28	5.05	5.29	19.92	19.04	4.65	62.60	4.05	-0.84	-0.84	15.21	21.81	13.23	13.02	3.18	9,337.7	9,514.5	18.1	418	42,067	0.451	A-
Clipper Realty	CLPR	13.05	14.25	8.53	0.43	0.59	30.35	22.12	37.21	-	19.88	-2.54	-2.54	0.56	64.51	-	-	2.91	232.5	575.9	60.7	14	190	0.082	
Equity Residential	EQR	76.42	77.60	62.01	3.39	3.53	22.57	21.62	4.39	64.29	5.27	1.46	1.46	16.65	27.89	8.93	11.88	2.86	28,138.9	29,201.4	23.7	1,319	99,834	0.355	A-
Essex Prop Trust	ESS	282.50	292.86	229.35	13.11	13.85	21.55	20.40	5.61	61.59	4.70	-2.33	-2.33	15.98	21.42	11.81	13.40	2.76	18,658.1	19,309.3	22.5	305	86,675	0.465	BBB+
Independence Realty Trust	IRT	10.59	11.04	9.05	0.75	0.79	14.19	13.39	6.01	112.50	6.71	-1.85	-1.85	17.28	21.02	22.55	11.90	6.80	941.7	951.0	50.6	374	3,948	0.419	
Investors Real Estate Trust	IRET	60.28	61.50	47.00	3.62	3.86	16.65	15.60	6.72	76.09	7.61	0.62	0.62	24.33	19.01	5.99	-1.17	3.60	723.7	806.2	46.4	41	2,448	0.338	
Mid-America Apartment Comm	MAA	109.41	115.05	92.23	6.16	6.41	17.76	17.08	3.98	59.52	4.90	0.95	0.95	16.47	24.20	8.42	13.61	3.51	12,449.9	12,899.7	26.1	403	43,718	0.351	BBB+
NexPoint Residential Trust	NXRT	37.49	41.35	26.80	1.89	2.11	19.80	17.79	11.28	68.75	12.99	-2.22	-2.22	7.79	44.56	44.04	-	2.80	881.0	883.7	48.1	91	3,354	0.381	
Preferred Apartment Communities	APTS	15.64	18.46	13.24	1.46	1.57	10.71	9.96	7.52	67.11	6.51	5.53	5.53	13.09	13.49	15.04	21.71	6.59	642.0	655.7	79.3	244	3,697	0.576	
UDR	UDR	44.95	45.80	36.39	2.07	2.16	21.77	20.81	4.59	65.82	3.95	-0.37	-0.37	15.26	28.44	12.44	15.46	3.05	12,385.7	13,489.3	20.8	1,138	51,130	0.413	BBB+
AVERAGE		71.58	74.23	58.32	3.55	3.76	21.87	19.31	10.51	69.11	7.22	0.06	0.06	15.90	28.20	14.75	11.97	3.98	8,438.2	8,735.1	42.7	445	34,734	0.401	
Manufactured Homes																									
Equity Lifestyle Properties	ELS	116.70	120.28	89.77	4.18	4.43	27.95	26.35	6.07	57.89	5.02	2.10	2.10	20.79	33.90	22.23	25.81	2.10	10,473.5	11,144.1	17.7	394	45,349	0.433	
Sun Communities	SUI	123.08	126.13	95.39	4.86	5.25	25.31	23.44	7.99	72.45	6.90	3.85	3.85	21.78	34.82	25.73	26.35	2.44	10,629.2	10,964.6	24.6	413	49,525	0.466	
UMH Properties	UMH	14.05	16.56	11.28	0.87	0.91	16.15	15.38	4.98	-	-	-0.21	-0.21	20.24	9.30	18.92	14.17	5.12	529.2	529.2	45.6	162	2,238	0.423	
AVERAGE		84.61	87.66	65.48	3.30	3.53	23.14	21.72	6.35	65.17	5.96	1.91	1.91	20.93	26.01	22.29	22.11	3.22	7,210.6	7,546.0	29.3	323	32,371	0.441	
Single Family Homes																									
American Homes 4 Rent	AMH	23.98	24.40	19.08	1.11	1.20	21.67	19.96	8.62	18.52	4.67	5.55	5.55	21.07	19.82	15.96	9.51	0.83	7,079.3	8,405.8	27.0	2,141	49,833	0.704	BBB-
Front Yard Residential	RESI	9.91	12.99	8.22	0.46	0.80	21.37	12.38	72.64	-	39.21	6.90	6.90	15.31	7.28	0.28	-12.68	6.05	530.1	530.1	76.7	281	2,743	0.517	
Invitation Homes	INVH	24.86	25.77	19.42	1.24	1.30	20.04	19.09	4.99	45.83	9.23	2.18	2.18	24.51	9.63	-	-	1.85	13,010.8	13,235.5	41.2	2,218	54,324	0.418	
Reven Housing REIT	RVEN	3.89	4.57	2.97	-	-	-	-	-	24.61	17.37	17.37	17.37	19.11	52.73	-14.70	-15.23	0.77	42.6	42.6	62.3	3	11	0.025	
AVERAGE		15.66	16.93	12.42	0.94	1.10	21.03	17.14	28.75	32.18	19.43	8.00	8.00	20.00	22.37	0.51	-6.13	2.38	5,165.7	5,553.5	51.8	1,161	26,728	0.416	

FTSE Nareit All Equity REITs:
Dividend Payout Ratio (%)
Quarterly, 2000: Q1 - 2019: Q1



Source: Nareit®; S&P Global Market Intelligence.

FTSE Nareit All REITs
Summary of Dividends and FFO by Property Sector

March 31, 2019

Sector	Number of Constituents	Implied Market Cap (\$M)	2019:Q1			2019: YTD	
			Total Dividends (\$M)	Funds From Operations (\$M)	Payout Ratio (%)	Total Dividends (\$M)	Funds From Operations (\$M)
Office	23	103,014	1,309	1,705	76.3	1,309	1,705
Industrial	13	93,496	775	1,033	75.0	775	1,033
Retail	36	198,667	2,402	3,327	72.2	2,402	3,327
Shopping Centers	19	57,462	770	1,055	73.0	770	1,055
Regional Malls	7	89,802	1,106	1,687	65.6	1,106	1,687
Free Standing	10	51,403	526	586	89.8	526	586
Residential	22	169,049	1,296	2,022	64.5	1,296	2,022
Apartments	15	127,904	1,071	1,570	68.8	1,071	1,570
Manufactured Homes	3	21,086	130	229	56.6	130	229
Single Family Homes	4	20,060	95	222	42.8	95	222
Diversified	18	57,500	966	751	136.9	966	751
Lodging/Resorts	20	53,726	905	1,068	84.7	905	1,068
Health Care	18	114,208	1,519	1,582	96.0	1,519	1,582
Self Storage	6	63,133	669	767	87.3	669	767
Timber	4	26,736	326	-	-	326	-
Infrastructure	7	166,394	1,006	1,675	60.1	1,006	1,675
Data Centers	5	75,099	341	1,037	55.0	341	1,037
Specialty	12	50,766	800	921	86.9	800	921
Equity REITs	184	1,171,788	12,315	15,889	75.5	12,315	15,889
Home Financing	23	53,314	1,569	-	-	1,569	-
Commercial Financing	16	23,296	516	-	-	516	-
Mortgage REITs	39	76,609	2,085	-	-	2,085	-

Notes:

¹ Implied market cap is the sum of Operating Partnership units plus common shares outstanding, multiplied by share price.

Source: Nareit®, S&P Global Market Intelligence

U.S. REIT Industry
(Stock Exchange-Listed, Non-Listed and Private REITs)

(Based on IRS 1120-REIT filings for tax year 2012¹ and financial reports as of December 31, 2016)

	Stock Exchange-Listed			Non-Listed			Public	Private			Industry Total	Listed	Non-Listed	Private		
	Equity	Mortgage	Total	Equity	Mortgage	Total	Total	Equity	Mortgage	Total		(Percent of total)				
Number of Firms	191	42	233	71	17	88	321	1,857	259	2,116	2,437	9.6	3.6	86.8		
	(Millions of dollars)										(Percent of total)					
Total Assets	965,178	429,380	1,394,558	80,367	35,557	115,923	1,510,481	326,749	317,282	644,032	2,154,513	64.7	5.4	29.9		
Total Liabilities	531,472	365,474	896,946	43,652	1,538	45,189	942,135	(No detail available)			942,135	95.2	4.8			
Total Mezzanine Level Items	8,315	111	8,426	657	0	657	9,082				9,082	92.8	7.2			
Total Shareholder Equity	425,390	63,796	489,187	36,058	34,019	70,077	559,264				559,264	87.5	12.5			
Total Liabilities plus Shareholder Equity	965,178	429,380	1,394,558	80,367	35,557	115,923	1,510,481	326,749	317,282	644,032	2,154,513	64.7	5.4	29.9		
Equity Market Capitalization (As of December 31, 2016)																
Based on Outstanding Shares	953,511	54,696	1,008,208										1,008,208	100.0	0.0	0.0
Based on Outstanding Shares plus OP Units	992,630	54,921	1,047,551										1,047,551	100.0	0.0	0.0
Estimated Gross Asset Value	1,400,029	429,380	1,829,409	123,574	35,557	159,130	1,988,540	476,150	317,282	793,433	2,781,972	65.8	5.7	28.5		
Business Charter																
	(Percent of total)															
By Number of Firms																
Corporation	75.7	87.8	77.8													
Business Trust	24.3	12.2	22.2													
By Equity Market Capitalization																
Corporation	75.6	96.3	76.6													
Business Trust	24.4	3.7	23.4													
Business Structure																
	(Percent of total)															
By Number of Firms																
Traditional	26.8	53.8	29.4													
UpREIT	66.7	46.2	64.7													
DownREIT	6.5	0.0	5.9													
By Equity Market Capitalization																
Traditional	30.6	83.6	32.2													
UpREIT	62.5	16.4	61.1													
DownREIT	6.9	0.0	6.7													
Business Advisement																
	(Percent of total)						(Percent of total)									
By Number of Firms																
Internal	83.8	18.4	71.7				2.5				52.5					
External	16.2	81.6	28.3				97.5				47.5					
By Equity Market Capitalization																
Internal	93.8	28.9	90.2													
External	6.2	71.1	9.8													

Source: Nareit compilation of data provided by FTSE Russell and SNL Financial.
¹ IRS data are adjusted consistent with industry growth over the period 2012 - 2016.

Summary of Financial Leverage by Property Sector
2018: Q4

(Publicly Traded Real Estate Investment Trusts)

Sector	Number of Companies	Implied Market Capitalization (\$M)	Debt Ratio	Interest Coverage	Fixed Charge Coverage
Office	25	94,013	38.2	4.84	4.69
Industrial	13	79,718	23.9	9.42	8.41
Retail	36	169,120	39.2	4.02	3.74
Shopping Centers	19	50,328	40.6	4.56	4.11
Regional Malls	7	74,222	42.1	4.29	4.05
Free Standing	10	44,570	31.5	2.67	2.50
Residential	22	151,193	30.6	4.55	4.18
Apartments	15	114,259	29.1	5.31	4.89
Manufactured Homes	3	18,806	23.9	3.30	3.04
Single Family Homes	4	18,127	43.3	2.72	2.50
Diversified	18	52,162	47.1	2.50	2.21
Lodging/Resorts	20	47,404	40.9	4.33	3.92
Health Care	18	100,827	35.6	4.45	4.36
Self Storage	6	59,880	15.5	11.72	7.60
Timber	4	22,388	28.3	1.26	1.26
Infrastructure	7	137,612	28.1	4.50	4.26
Data Centers	5	63,663	30.5	4.46	4.03
Specialty	12	43,643	42.5	3.68	3.58
Equity Totals	186	1,021,624	34.1	4.42	4.10
Commercial Financing	18	22,848	70.7	1.35	1.29
Home Financing	22	46,600	88.3	-0.06	-0.06
Mortgage Totals	40	69,449	85.5	0.20	0.19
Industry Totals	226	1,091,072	46.2	3.01	2.81

Notes:

¹ Implied market capitalization is the sum of Operating Partnership units plus common shares outstanding, multiplied by share price; data presented in thousands of dollars.

Source: Nareit®, S&P Global Market Intelligence.

FTSE EPRA/Nareit Global Real Estate Index Series Developed Markets

(Percent change, as of Apr 30, 2019)

(All values based in U.S. dollars)

Period	Global			North America			Asia			Europe		
	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend
	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield
Annual (including current year to date)												
2010	20.40	15.88	3.66	28.65	23.63	3.70	17.21	13.23	3.42	9.23	4.41	4.16
2011	-5.82	-9.40	4.20	8.19	4.11	3.93	-19.61	-22.56	4.28	-12.34	-16.01	5.02
2012	28.65	23.79	3.62	18.14	13.82	3.79	45.52	40.35	3.14	30.70	24.51	4.29
2013	4.39	0.72	3.73	1.27	-2.56	4.18	4.37	1.21	3.01	16.21	11.64	3.87
2014	15.89	11.73	3.35	28.15	23.23	3.65	0.22	-2.97	2.84	10.41	6.49	3.22
2015	0.05	-3.41	3.60	1.81	-2.00	3.91	-7.25	-10.17	3.28	6.67	3.33	3.09
2016	4.99	1.27	3.79	8.18	4.27	4.05	6.11	2.48	3.38	-7.28	-10.44	3.53
2017	11.42	7.19	3.84	4.57	0.35	4.20	16.10	12.10	3.38	29.12	24.44	3.40
2018	-4.74	-8.37	4.30	-3.89	-7.65	4.62	-1.46	-5.03	3.65	-12.13	-15.42	4.33
2019	13.39	12.09	3.86	15.46	14.11	4.03	10.95	9.94	3.42	10.55	8.93	4.01
Quarter (including current quarter to date)												
2018: Q2	5.45	4.06	3.95	9.80	8.59	4.25	0.51	-0.61	3.41	0.26	-1.97	3.80
Q3	-0.15	-0.75	3.97	0.77	0.15	4.25	-0.99	-1.76	3.43	-1.80	-2.15	3.90
Q4	-5.46	-6.40	4.30	-6.13	-7.21	4.62	-0.79	-1.81	3.65	-10.09	-10.49	4.33
2019: Q1	14.86	13.80	3.79	15.99	14.82	3.99	14.52	13.69	3.32	11.74	10.67	3.87
Q2	-1.28	-1.50	3.86	-0.46	-0.61	4.03	-3.11	-3.30	3.42	-1.06	-1.57	4.01
Month												
2018: Nov	3.77	3.47	4.00	4.61	4.31	4.17	5.21	4.78	3.54	-0.97	-1.11	4.10
Dec	-5.42	-5.93	4.30	-8.13	-8.76	4.62	-0.36	-0.85	3.65	-4.00	-4.10	4.33
2019: Jan	10.91	10.74	3.90	11.68	11.48	4.13	9.40	9.25	3.41	10.78	10.67	3.95
Feb	-0.09	-0.31	3.92	0.61	0.36	4.12	-0.37	-0.63	3.44	-1.95	-1.98	4.01
Mar	3.66	3.09	3.79	3.23	2.63	3.99	5.06	4.73	3.32	2.87	2.02	3.87
Apr	-1.28	-1.50	3.86	-0.46	-0.61	4.03	-3.11	-3.30	3.42	-1.06	-1.57	4.01
Historical (compound annual rates at month-end)												
1-Year	10.63	6.54		18.41	13.95		6.26	2.50		-4.65	-8.23	
3-Year	6.23	2.26		6.52	2.36		6.92	3.20		4.15	0.39	
5-Year	6.44	2.57		7.71	3.59		5.09	1.56		4.48	0.81	
10-Year	12.62	8.47		14.98	10.55		10.14	6.42		11.19	6.93	
15-Year	8.42	4.27		9.47	4.94		7.55	3.87		6.92	2.87	
20-Year	8.75	4.34		10.04	4.94		7.30	3.63		8.41	4.28	
25-Year	8.24	3.76		10.84	5.17		6.32	2.74		7.94	3.81	

Source: FTSE™, EPRA®, Nareit®

Glossary of REITWatch terms:

REIT Name:	Full name of the company.
Ticker:	The company's stock exchange symbol.
Share Price (\$):	The closing price per share on the date noted.
52-Week Share Price (\$):	The high and low closing prices for the shares over the previous 52 weeks.
Price/FFO Multiples:	Price on the date indicated divided by the FactSet mean FFO estimate for the current and following year.
FFO per Share Estimates (\$):	FactSet mean FFO estimate for the current and following year.
FFO Growth (%):	The percentage change between the current and following year mean FFO estimate as reported by FactSet.
Debt/EBITDA Multiples	Average Total Debt over the prior 2 quarters divided by the the most recent quarter's annualized EBITDA.
FFO Payout (%):	Regular cash dividends paid on the company's primary issue of common stock as a percent of funds from operations, on a per-share basis.
Dividend Yield (%):	The current indicated dividend rate annualized and divided by the current stock price.
Dividend Spread (%):	The difference between the REIT dividend yield and the 10-year constant maturity treasury yield.
Total Returns (%):	Total returns are calculated by taking the closing price for the current period, adding any dividends with an ex-dividend date in that period then subtracting the closing price for the previous period and dividing the result by the closing price of the prior period.
Month:	The monthly total return as calculated at month-end.
Year to Date:	The total return for the calendar year through the latest month-end.
One Year:	The total return for the previous year.
Two Year:	The annualized total return for the previous 2 years.
Three Year:	The annualized total return for the previous 3 years.
Five Year:	The annualized total return for the previous 5 years.
Equity Market Capitalization (\$ Millions):	Price on the date indicated times the number of common shares outstanding.
Implied Market Capitalization (\$ Millions):	Price on the date indicated times the number of shares outstanding including Operating Partnership Units.
Debt Ratio (%):	A leverage ratio calculated by taking the REIT's total debt and dividing it by the total market capitalization. Total capitalization is the sum of implied market capitalization and total debt.
Long-Term Issuer Rating:	The long-term credit rating, as announced by Standard & Poors, and obtained from SNL Financial.
Average Share Volume:	The average number of shares traded daily over the past month, represented in thousands.
Average Daily Dollar Volume:	The average of the daily value of shares traded over the past month, represented in thousands. Daily value is computed by multiplying shares traded by the closing price on that date.
Relative Liquidity (%):	Average daily dollar volume divided by equity market capitalization.

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