

Date	US Treasury	Standard & Pooors		Dow Jones	Russell 2000 Total Return Indexes			NASDAQ	FTSE NAREIT All REIT Index	
	10-Year Note ¹	S&P 500	Utilities	Industrials	2000	Growth	Value	Composite	Total	Price
End of Year Values										
2012	1.75	2,504.44	376.34	24,987.40	3,902.37	3,273.92	6,286.93	3,269.46	4,458.10	158.18
2013	3.01	3,315.59	426.06	32,397.14	5,417.36	4,691.56	8,457.25	4,581.05	4,601.14	156.35
2014	2.17	3,769.44	549.53	35,650.39	5,682.50	4,954.47	8,813.94	5,256.55	5,850.23	190.65
2015	2.28	3,821.60	522.91	35,726.03	5,431.67	4,886.02	8,155.64	5,622.56	5,984.18	186.93
2016	2.43	4,278.66	608.06	41,619.65	6,589.05	5,439.02	10,744.31	6,121.12	6,539.68	196.21
End of Month Values										
Jan-17	2.45	4,359.81	615.68	41,877.74	6,615.04	5,527.33	10,667.62	6,387.10	6,555.64	196.43
Feb-17	2.36	4,532.93	648.18	44,041.85	6,742.70	5,662.87	10,821.96	6,636.84	6,828.41	204.21
Mar-17	2.40	4,538.21	646.95	43,779.79	6,751.53	5,729.94	10,730.35	6,741.02	6,733.68	200.02
Apr-17	2.28	4,584.82	652.00	44,413.75	6,825.57	5,835.47	10,772.60	6,899.15	6,767.84	200.69
End of Week Values										
28-Apr-17	2.28	4,584.82	652.00	44,413.75	6,825.57	5,835.47	10,772.60	6,899.15	6,767.84	200.69
5-May-17	2.35	4,615.09	652.83	44,558.61	6,810.27	5,837.18	10,722.29	6,961.03	6,739.68	199.70
12-May-17	2.33	4,602.96	652.74	44,404.73	6,743.37	5,808.05	10,567.03	6,988.24	6,642.89	196.79
19-May-17	2.24	4,588.35	656.91	44,260.61	6,669.87	5,744.48	10,452.30	6,949.97	6,733.63	199.33
Current Week's Daily Index Values										
22-May-17	2.25	4,612.12	662.81	44,452.05	6,717.78	5,788.03	10,523.36	7,007.14	6,758.44	200.03
23-May-17	2.28	4,620.70	664.36	44,543.69	6,736.82	5,792.30	10,574.66	7,013.19	6,770.84	200.40
Annual Percentage Change										
2013	1.26	32.39	13.21	29.65	38.82	43.30	34.52	40.12	3.21	-1.15
2014	-0.83	13.69	28.98	10.04	4.89	5.60	4.22	14.75	27.15	21.93
2015	0.10	1.38	-4.85	0.21	-4.41	-1.38	-7.47	6.96	2.29	-1.95
2016	0.16	11.96	16.29	16.50	21.31	11.32	31.74	8.87	9.28	4.97
2017	-0.15	7.99	9.26	7.03	2.24	6.50	-1.58	14.57	3.53	2.14
Monthly Percentage Change (Including Current Month to Date)										
Feb-17	-0.09	3.97	5.28	5.17	1.93	2.45	1.45	3.91	4.16	3.96
Mar-17	0.04	0.12	-0.19	-0.60	0.13	1.18	-0.85	1.57	-1.39	-2.05
Apr-17	-0.11	1.03	0.78	1.45	1.10	1.84	0.39	2.35	0.51	0.34
May-17	0.00	0.78	1.90	0.29	-1.30	-0.74	-1.84	1.65	0.04	-0.15
Weekly Percentage Change (Including Current Week to Date)										
5-May-17	0.07	0.66	0.13	0.33	-0.22	0.03	-0.47	0.90	-0.42	-0.49
12-May-17	-0.02	-0.26	-0.01	-0.35	-0.98	-0.50	-1.45	0.39	-1.44	-1.46
19-May-17	-0.09	-0.32	0.64	-0.32	-1.09	-1.09	-1.09	-0.55	1.37	1.29
23-May-17	0.04	0.70	1.13	0.64	1.00	0.83	1.17	0.91	0.55	0.54
Latest Daily Percentage Change										
23-May-17	0.03	0.19	0.23	0.21	0.28	0.07	0.49	0.09	0.18	0.18

Source: FTSE™, NAREIT®.

Notes:

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

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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)																		
2012	20.14	14.98	4.38	19.73	14.54	4.46	18.05	13.37	4.09	19.70	15.61	3.51	18.06	13.86	3.70	19.89	5.83	12.93
2013	3.21	-1.15	4.43	2.34	-2.03	4.51	-0.53	-4.44	4.17	2.86	-0.80	3.91	2.47	-1.33	4.09	-1.96	-12.42	10.31
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	3.53	2.14	4.15	3.62	2.20	4.21	3.50	2.14	3.94	3.10	1.76	3.86	1.00	-0.39	4.04	12.50	9.59	9.74
Quarter (including current quarter to date)																		
2016: Q1	5.86	4.89	4.19	5.75	4.78	4.21	5.38	4.62	3.66	5.84	4.99	3.76	6.00	5.13	3.81	4.26	1.28	11.83
Q2	7.36	6.24	3.97	7.54	6.42	3.98	6.99	5.97	3.51	7.41	6.38	3.59	6.96	5.94	3.65	9.75	6.95	10.87
Q3	-0.95	-1.94	4.05	-0.88	-1.86	4.06	-1.71	-2.58	3.61	-1.21	-2.09	3.70	-1.43	-2.32	3.77	5.01	2.12	10.23
Q4	-2.92	-3.95	4.32	-2.97	-4.00	4.34	-4.78	-5.64	3.93	-3.28	-4.20	3.96	-2.89	-3.83	4.01	2.24	-0.55	10.60
2017: Q1	2.97	1.94	4.14	3.01	1.96	4.20	2.92	1.97	3.93	2.55	1.60	3.85	1.16	0.18	4.01	10.82	8.19	9.87
Q2	0.55	0.19	4.15	0.59	0.23	4.21	0.56	0.16	3.94	0.53	0.16	3.86	-0.16	-0.56	4.04	1.52	1.29	9.74
Month (including current month to date)																		
2016: Dec	4.20	3.45	4.32	4.24	3.49	4.34	4.05	3.42	3.93	4.46	3.82	3.96	4.69	4.05	4.01	0.65	-1.68	10.60
2017: Jan	0.24	0.11	4.25	0.25	0.12	4.31	0.02	-0.09	3.95	0.17	0.04	3.95	0.11	-0.03	4.00	1.60	1.45	10.54
February	4.16	3.96	4.08	4.11	3.90	4.18	4.25	4.00	3.83	4.01	3.80	3.83	3.41	3.16	3.90	5.77	5.64	9.99
March	-1.39	-2.05	4.14	-1.31	-1.98	4.20	-1.29	-1.87	3.93	-1.57	-2.16	3.85	-2.29	-2.87	4.01	3.13	0.95	9.87
April	0.51	0.34	4.14	0.61	0.44	4.19	0.19	0.03	3.94	0.43	0.27	3.85	0.12	-0.04	4.01	3.46	3.24	9.55
May	0.04	-0.15	4.15	-0.02	-0.21	4.21	0.37	0.13	3.94	0.10	-0.10	3.86	-0.28	-0.52	4.04	-1.88	-1.89	9.74
Week (including current week to date)																		
21-Apr-17	0.88	0.85	4.05	0.86	0.84	4.10	0.71	0.70	3.85	0.90	0.87	3.76	0.94	0.91	3.90	0.23	0.23	9.64
28-Apr-17	-2.18	-2.22	4.14	-2.11	-2.15	4.19	-2.27	-2.31	3.94	-2.30	-2.34	3.85	-2.69	-2.73	4.01	1.00	0.90	9.55
5-May-17	-0.42	-0.49	4.16	-0.43	-0.51	4.22	-0.10	-0.21	3.95	-0.33	-0.41	3.87	-0.55	-0.65	4.04	-2.08	-2.08	9.76
12-May-17	-1.44	-1.46	4.23	-1.46	-1.48	4.28	-1.34	-1.36	4.00	-1.41	-1.43	3.93	-1.29	-1.31	4.10	-2.25	-2.27	9.99
19-May-17	1.37	1.29	4.18	1.34	1.27	4.23	1.40	1.30	3.95	1.38	1.30	3.88	1.15	1.05	4.06	0.71	0.71	9.91
23-May-17	0.55	0.54	4.15	0.55	0.54	4.21	0.44	0.42	3.94	0.47	0.46	3.86	0.43	0.41	4.04	1.79	1.79	9.74
Historical (compound annual rates at month-end)																		
1-Year	8.65	4.26		8.95	4.53		5.45	1.62		7.66	3.68		6.22	2.24		32.81	19.58	
3-Year	9.61	5.16		9.56	5.10		9.05	5.04		9.63	5.66		9.12	5.07		10.14	-1.17	
5-Year	9.95	5.40		9.72	5.15		8.74	4.63		9.83	5.90		9.39	5.35		9.51	-2.02	
10-Year	4.83	0.01		4.65	-0.21		4.42	-0.05		5.02	0.82		4.86	0.60		1.89	-9.86	
15-Year	9.91	4.45		9.77	4.29		10.11	5.15		10.36	5.45		10.25	5.30		4.84	-6.89	
20-Year	9.43	3.42		9.33	3.30		NA	NA		9.95	4.39		9.87	4.28		4.33	-7.20	
25-Year	10.68	4.21		10.60	4.12		NA	NA		11.24	5.27		11.18	5.18		6.53	-5.29	
30-Year	9.10	1.89		9.04	1.81		NA	NA		10.15	3.62		10.09	3.55		5.12	-6.83	
35-Year	10.56	2.91		10.50	2.84		NA	NA		12.08	5.13		12.03	5.07		6.29	-5.62	
40-Year	11.11	3.07		11.06	3.01		NA	NA		12.69	5.20		12.65	5.14		6.68	-5.19	

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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Property Sector/Subsector	Number of REITs	Dividend Yield	Period to Date Performance (%)					Compound Annual Total Returns ¹ (%)			
			Price Return		Total Returns			1-Year	3-Year	5-Year	10-year
			23-May-17	23-May-17	MTD	QTD	YTD				
FTSE NAREIT All Equity REITs	166	3.86	0.15	0.15	0.10	0.53	3.10	7.66	9.63	9.83	5.02
FTSE NAREIT Equity REITs	156	4.04	0.13	0.13	-0.28	-0.16	1.00	6.22	9.12	9.39	4.86
Industrial	11	3.09	0.62	0.62	3.00	8.64	7.87	27.10	15.46	14.23	-0.55
Office	24	3.04	0.65	0.65	-0.19	-0.62	0.98	10.88	8.35	8.87	2.55
Retail	30	4.86	-0.22	-0.22	-5.89	-9.67	-13.96	-12.41	3.02	5.87	1.72
Shopping Centers	16	4.75	-0.33	-0.33	-7.01	-11.67	-18.61	-14.65	3.08	6.71	-0.23
Regional Malls	7	4.74	-0.08	-0.08	-3.21	-7.19	-11.64	-15.46	1.90	4.51	1.51
Free Standing	7	5.37	-0.40	-0.40	-10.43	-12.18	-10.72	1.55	6.87	9.89	10.02
Residential	19	3.08	-0.05	-0.05	1.32	3.90	5.43	12.17	15.34	10.44	8.96
Apartments	14	3.22	-0.21	-0.21	1.14	3.62	3.90	9.48	13.86	9.43	8.42
Manufactured Homes	3	2.71	0.87	0.87	4.68	9.49	16.67	24.95	27.25	20.17	14.54
Single Family Homes	2	1.30	0.97	0.97	-1.21	-0.56	12.34	46.82	-	-	-
Diversified	15	4.60	0.65	0.65	-1.53	-1.99	-2.21	8.15	8.30	7.44	3.02
Lodging/Resorts	17	5.13	-0.09	-0.09	0.19	-1.23	-3.11	19.78	2.92	8.07	0.33
Health Care	20	5.05	-0.10	-0.10	2.90	3.46	10.62	9.91	6.58	8.42	9.14
Self Storage	5	3.91	0.64	0.64	2.64	-0.37	-1.79	-11.22	11.00	13.94	12.70
Timber	4	3.72	-0.06	-0.06	-2.12	-2.48	10.05	11.63	8.21	10.71	-
Infrastructure	6	2.59	0.35	0.35	3.62	6.82	19.91	19.58	15.18	14.62	-
Data Centers	6	2.55	0.29	0.29	3.12	9.21	21.71	30.72	-	-	-
Specialty	9	6.02	-0.69	-0.69	-3.45	-2.55	10.34	17.39	-	-	-
FTSE NAREIT Mortgage REITs	34	9.74	0.66	0.66	-1.88	1.52	12.50	32.81	10.14	9.51	1.89
Home Financing	24	10.31	0.59	0.59	-1.83	2.23	14.69	34.66	11.15	7.49	3.64
Commercial Financing	10	7.86	0.91	0.91	-2.03	-0.73	5.69	26.60	7.06	17.93	-11.74

Source: FTSE™, NAREIT®.

Notes:

¹ Data as of current month-end.

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