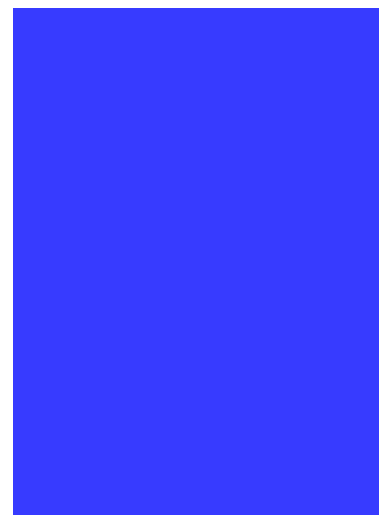
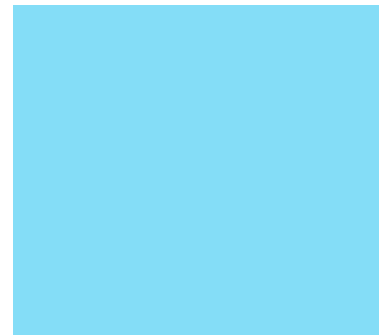


REITWatch®

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 December 31, 2018, 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 = \$1.048 trillion
- FTSE Nareit All Equity REITs equity market capitalization = \$973.9 billion
- REITs own approximately \$2.0 trillion of commercial real estate assets, including listed and non-listed public Equity and Mortgage REITs
- 226 REITs are in the FTSE Nareit All REITs Index
- 186 REITs trade on the New York Stock Exchange
- NYSE listed REITs equity market capitalization = \$935.6 billion

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 December 31, 2018:

	FTSE Nareit		S&P 500	Russell 2000	Nasdaq Composite	Dow Jones Industrial Average
	All REITs	All Equity REITs				
2018: YTD	-4.10	-4.04	-4.38	-11.01	-2.84	-3.48
1-Year	-4.10	-4.04	-4.38	-11.01	-2.84	-3.48
3-Year	4.62	4.24	9.26	7.36	11.10	12.94
5-Year	8.29	8.32	8.49	4.41	10.97	9.70
10-Year	12.41	12.53	13.12	11.97	16.76	13.16
15-Year	7.94	8.52	7.77	7.50	8.31	8.19
20-Year	9.58	9.95	5.62	7.40	5.69	7.26
25-Year	9.53	9.92	9.07	8.28	8.96	7.58
30-Year	9.26	10.16	9.97	9.21	9.99	8.24
35-Year	9.02	10.62	10.72	9.03	9.48	8.70
40-Year	10.85	12.12	11.53	11.09	10.60	8.78
1972 - 2018	9.41	11.49	10.26	-	8.94	7.20

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

Returns in italics are price-only.

Dividends

Yield Comparison

- FTSE Nareit All REITs: 4.80%
- FTSE Nareit All Equity REITs: 4.37%
- S&P 500: 2.15%

- 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 December 31, 2018, 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: Q3)

Equity REITs

- Debt Ratio: 32.3%
- Coverage Ratio: 4.5x
- Fixed Charge Ratio: 4.2x
- 67 Equity REITs are rated investment grade, 67 percent by equity market capitalization.

All REITs

- Debt Ratio: 43.4%
- Coverage Ratio: 3.7x
- Fixed Charge Ratio: 3.4x
- 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

- December 2018: \$7.9 billion
- December 2013: \$4.7 billion
- December 2008: \$4.6 billion

Capital Offerings

	2018: YTD	
	Number of Offerings	Capital Raised (\$M)
IPOs	5	3,264
Secondary Common	53	16,654
Secondary Preferred	10	1,580
Secondary Debt	61	25,222
Total	129	46,720

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

December 31, 2018

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)																		
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	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
Quarter (including current quarter to date)																		
2017: Q3	1.24	0.19	4.17	1.25	0.21	4.19	1.12	0.13	3.93	1.11	0.15	3.85	0.94	-0.06	4.03	3.50	1.07	9.56
Q4	2.37	1.25	4.27	2.32	1.21	4.29	2.51	1.47	3.78	2.48	1.46	3.94	1.51	0.44	4.15	-0.21	-2.70	9.83
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
Month																		
2018: Jul	0.77	0.61	4.26	0.79	0.64	4.28	1.03	0.92	3.89	0.61	0.46	3.95	0.80	0.62	4.15	3.80	3.50	9.55
Aug	2.68	2.44	4.18	2.62	2.38	4.21	2.51	2.24	3.82	2.78	2.54	3.87	3.04	2.76	4.07	0.18	-0.02	9.53
Sep	-2.36	-3.04	4.36	-2.35	-3.03	4.37	-2.29	-2.90	3.98	-2.45	-3.04	4.00	-2.54	-3.11	4.19	-1.01	-3.04	10.10
Oct	-2.62	-2.77	4.48	-2.59	-2.74	4.49	-1.56	-1.66	4.04	-2.65	-2.78	4.11	-2.97	-3.13	4.33	-1.80	-2.06	10.32
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
Week (including current week to date)																		
30-Nov-18	2.52	2.45	4.31	2.53	2.47	4.32	2.72	2.66	3.86	2.59	2.53	3.93	2.40	2.36	4.14	1.70	1.56	10.21
7-Dec-18	0.26	0.24	4.32	0.25	0.24	4.33	0.47	0.47	3.85	0.27	0.26	3.93	0.36	0.35	4.14	0.00	-0.07	10.34
14-Dec-18	-1.77	-1.96	4.41	-1.75	-1.94	4.42	-1.53	-1.71	3.92	-1.79	-1.98	4.02	-2.03	-2.20	4.24	-1.23	-1.32	10.48
21-Dec-18	-6.55	-6.59	4.72	-6.57	-6.61	4.73	-6.16	-6.20	4.18	-6.59	-6.63	4.30	-6.55	-6.60	4.54	-6.40	-6.40	11.20
28-Dec-18	0.14	-0.29	4.80	0.12	-0.30	4.82	-0.02	-0.31	4.20	-0.09	-0.39	4.38	-0.39	-0.69	4.64	3.30	0.99	11.34
31-Dec-18	0.13	0.00	4.80	0.13	0.00	4.82	0.19	0.05	4.20	0.22	0.09	4.37	0.28	0.12	4.63	-1.20	-1.21	11.48
Historical (compound annual rates at month-end)																		
1-Year	-4.10	-8.34		-3.94	-8.21		-2.12	-6.02		-4.04	-7.95		-4.62	-8.72		-2.52	-12.30	
3-Year	4.62	0.27		4.72	0.34		4.10	0.19		4.24	0.27		2.89	-1.18		12.78	1.60	
5-Year	8.29	3.80		482.86	183.80		8.68	4.58		8.32	4.26		7.90	3.72		9.03	-1.89	
10-Year	12.41	7.43		141.43	68.46		12.16	7.54		12.53	8.20		12.12	7.70		10.44	-1.87	
15-Year	7.94	2.89		79.97	41.58		8.58	3.95		8.52	4.00		8.25	3.68		1.00	-9.92	
20-Year	9.58	3.70		55.38	29.79		-	-		9.95	4.53		9.74	4.29		6.13	-5.87	
25-Year	9.53	3.35		42.27	23.20		-	-		9.92	4.17		9.75	3.97		6.21	-5.36	
30-Year	9.26	2.35		34.15	18.99		-	-		10.16	3.84		10.02	3.68		5.34	-6.50	
35-Year	9.02	1.69		28.64	16.07		-	-		10.62	3.93		10.50	3.79		4.84	-6.90	
40-Year	10.85	2.98		24.65	13.93		-	-		12.12	4.80		12.02	4.67		6.67	-5.26	

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

December 31, 2018

Sector	Number of Constituents	Total Return (%)			Dividend Yield (%)	Market Capitalization (\$)¹	
		2017	December	2018: YTD		Equity	Implied
FTSE Nareit All Equity REITs	171	8.67	-7.89	-4.04	4.37	973,903,565	1,009,297,426
FTSE Nareit Equity REITs	161	5.23	-8.23	-4.62	4.63	814,077,196	849,054,306
Industrial	12	20.58	-10.12	-2.51	3.36	76,532,731	78,980,329
Office	23	5.25	-10.55	-14.50	4.04	82,870,689	89,094,874
Retail	33	-4.77	-8.55	-4.96	5.28	154,739,863	166,151,555
Shopping Centers	17	-11.37	-10.41	-14.55	5.52	48,900,220	50,088,733
Regional Malls	7	-2.68	-10.59	-6.99	5.54	64,604,771	74,487,605
Free Standing	9	3.10	-2.50	13.93	4.61	41,234,873	41,575,217
Residential	21	6.63	-6.14	3.09	3.21	144,811,735	151,528,282
Apartments	15	3.72	-6.85	3.70	3.45	110,088,954	114,682,254
Manufactured Homes	3	24.93	-1.91	11.43	2.61	17,946,786	18,789,878
Single Family Homes	3	-11.41	-5.38	-11.41	1.84	16,775,995	18,056,150
Diversified	16	-0.10	-9.66	-12.52	5.78	48,427,485	51,142,608
Lodging/Resorts	17	7.16	-12.49	-12.82	6.49	47,170,160	47,530,941
Health Care	18	0.87	-6.44	7.58	5.83	98,691,210	99,520,867
Self Storage	5	3.74	-4.67	2.94	3.99	57,830,473	59,713,771
Timber	4	21.92	-16.03	-31.96	5.76	22,447,073	22,447,073
Infrastructure	6	35.38	-4.36	6.99	2.66	137,379,296	137,796,047
Data Centers	5	28.43	-7.51	-14.11	3.27	60,975,317	63,334,511
Specialty	11	13.22	-8.50	-6.68	6.95	42,027,532	42,056,570
FTSE Nareit Mortgage REITs	35	19.79	-5.65	-2.52	11.48	65,689,816	65,952,573
Home Financing	21	23.33	-4.28	-4.70	12.33	46,071,890	46,115,495
Commercial Financing	14	9.07	-9.06	3.51	9.29	19,617,926	19,837,078

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)

December 31, 2018

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)												
2008	5,097.46	-37.73	1,452.98	-37.00	14,945.17	-31.93	2,169.65	-33.79	1,636.66	-40.03	2.25	-1.79
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
Quarter (including current quarter to date)												
2017: Q1	16,320.10	2.55	4,538.21	6.07	43,779.79	5.19	6,751.53	2.47	6,741.02	10.13	2.40	-0.05
Q2	16,691.26	2.27	4,678.36	3.09	45,510.04	3.95	6,917.86	2.46	7,021.75	4.16	2.31	-0.09
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
Month												
2017: Dec	17,295.16	-0.29	5,212.76	1.11	53,317.96	1.92	7,554.17	-0.40	7,935.29	0.48	2.40	-0.02
2018: Jan	16,785.79	-2.95	5,511.21	5.73	56,452.31	5.88	7,751.59	2.61	8,522.60	7.40	2.72	0.32
Feb	15,565.26	-7.27	5,308.09	-3.69	54,217.11	-3.96	7,451.43	-3.87	8,374.58	-1.74	2.87	0.15
Mar	16,142.71	3.71	5,173.19	-2.54	52,270.30	-3.59	7,547.81	1.29	8,140.58	-2.79	2.74	-0.13
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
Historical (compound annual rates)												
1-Year		-4.04		-4.38		-3.48		-11.01		-2.84		
3-Year		4.24		9.26		12.94		7.36		11.10		
5-Year		8.32		8.49		9.70		4.41		10.97		
10-Year		12.53		13.12		13.16		11.97		16.76		
15-Year		8.52		7.77		8.19		7.50		8.31		
20-Year		9.95		5.62		7.26		7.40		5.69		
25-Year		9.92		9.07		7.58		8.28		8.96		
30-Year		10.16		9.97		8.24		9.21		9.99		
35-Year		10.62		10.72		8.70		9.03		9.48		
40-Year		12.12		11.53		8.78		11.09		10.60		

Source: Nareit®, FactSet.

¹ Ten-year constant maturity Treasury note

Returns in italics are price-only.

Exhibit 4 Historical Offerings of Securities

December 31, 2018

Period	Total		Initial Public Offerings		Secondary Equity				Secondary Debt	
	Number	Capital Raised ¹	Number	Capital Raised ¹	Common Shares		Preferred Shares		Unsecured	
					Number	Capital Raised ¹	Number	Capital Raised ¹	Number	Capital Raised ¹
Annual Totals (including current year to date)										
2010	173	47,450	9	1,975	91	23,629	17	2,617	56	19,230
2011	164	51,280	8	2,307	92	31,075	31	4,108	33	13,790
2012	254	73,326	8	1,822	106	35,143	71	10,631	69	25,730
2013	254	76,983	19	5,732	121	35,756	28	4,755	86	30,739
2014	219	63,726	6	4,067	102	24,106	24	4,618	87	30,934
2015	162	59,293	7	1,423	75	23,433	8	2,236	72	32,201
2016	196	69,633	4	1,690	75	26,158	36	4,655	82	37,261
2017	263	92,562	9	2,950	75	27,875	52	10,970	127	50,767
2018	129	46,720	5	3,264	53	16,654	10	1,580	61	25,222
Quarterly Totals										
2017: Q3	72	29,834	2	311	14	7,650	23	6,305	33	15,569
Q4	59	18,562	0	0	9	2,559	17	2,479	33	13,524
2018: Q1	37	15,868	3	2,738	9	3,546	6	815	19	8,769
Q2	23	7,922	1	523	7	1,496	1	316	14	5,587
Q3	40	14,627	0	0	21	7,885	2	403	17	6,339
Q4	29	8,303	1	3	16	3,728	1	46	11	4,527
Monthly Totals										
2017: Mar	39	13,353	0	0	15	5,253	4	406	20	7,694
Apr	13	3,288	0	0	5	1,922	2	253	6	1,113
May	29	10,585	1	242	12	3,665	3	808	13	5,871
Jun	26	7,179	3	523	12	3,204	1	201	10	3,250
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

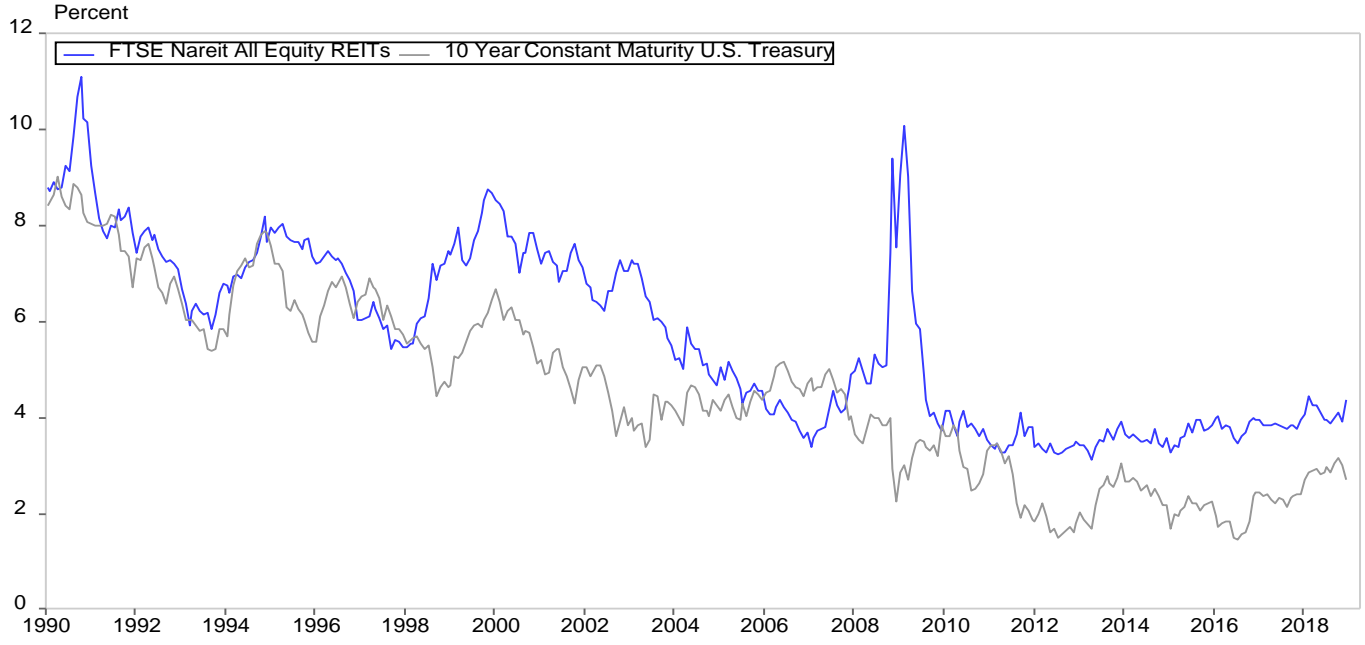
Source: Nareit®, S&P Global Market Intelligence.

Notes:

¹ Data presented in millions of dollars.

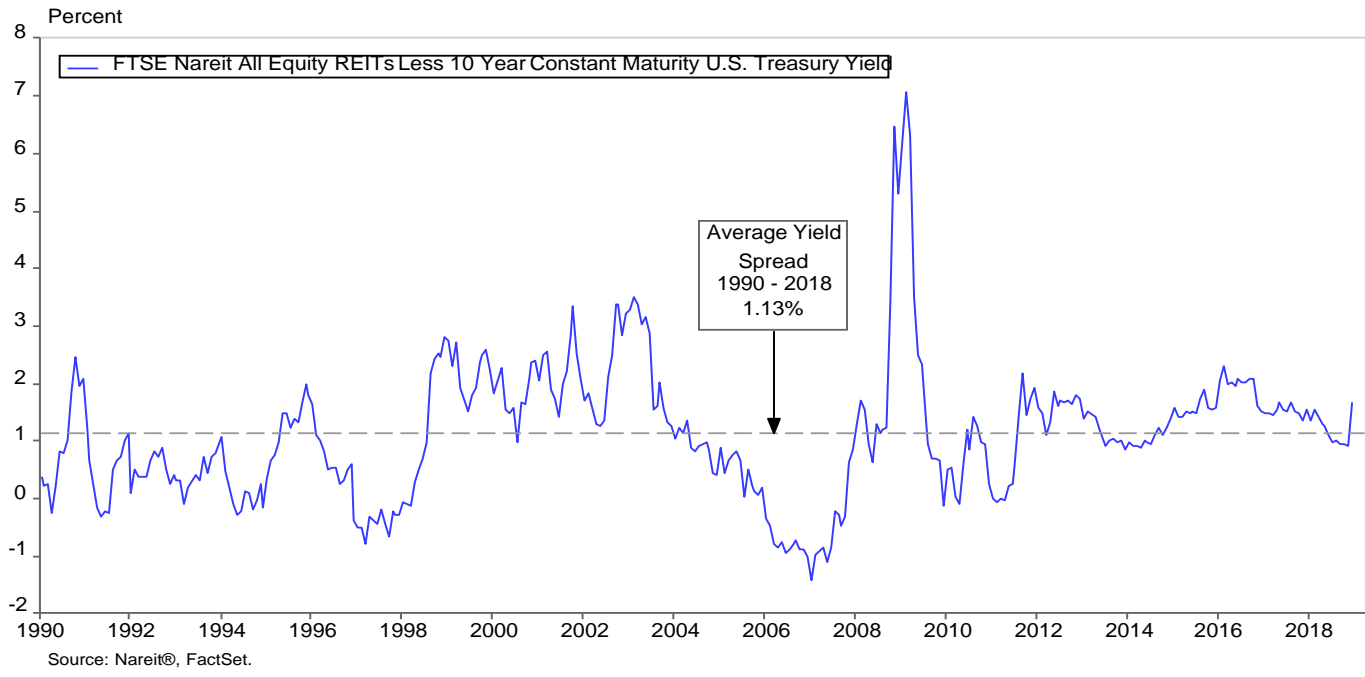
**Exhibit 5:
REIT Dividend Yield vs. 10-Year Constant Maturity Treasury Yield**

January 1990 - December 2018



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

January 1990 - December 2018



Monthly Total Return Index Comparison

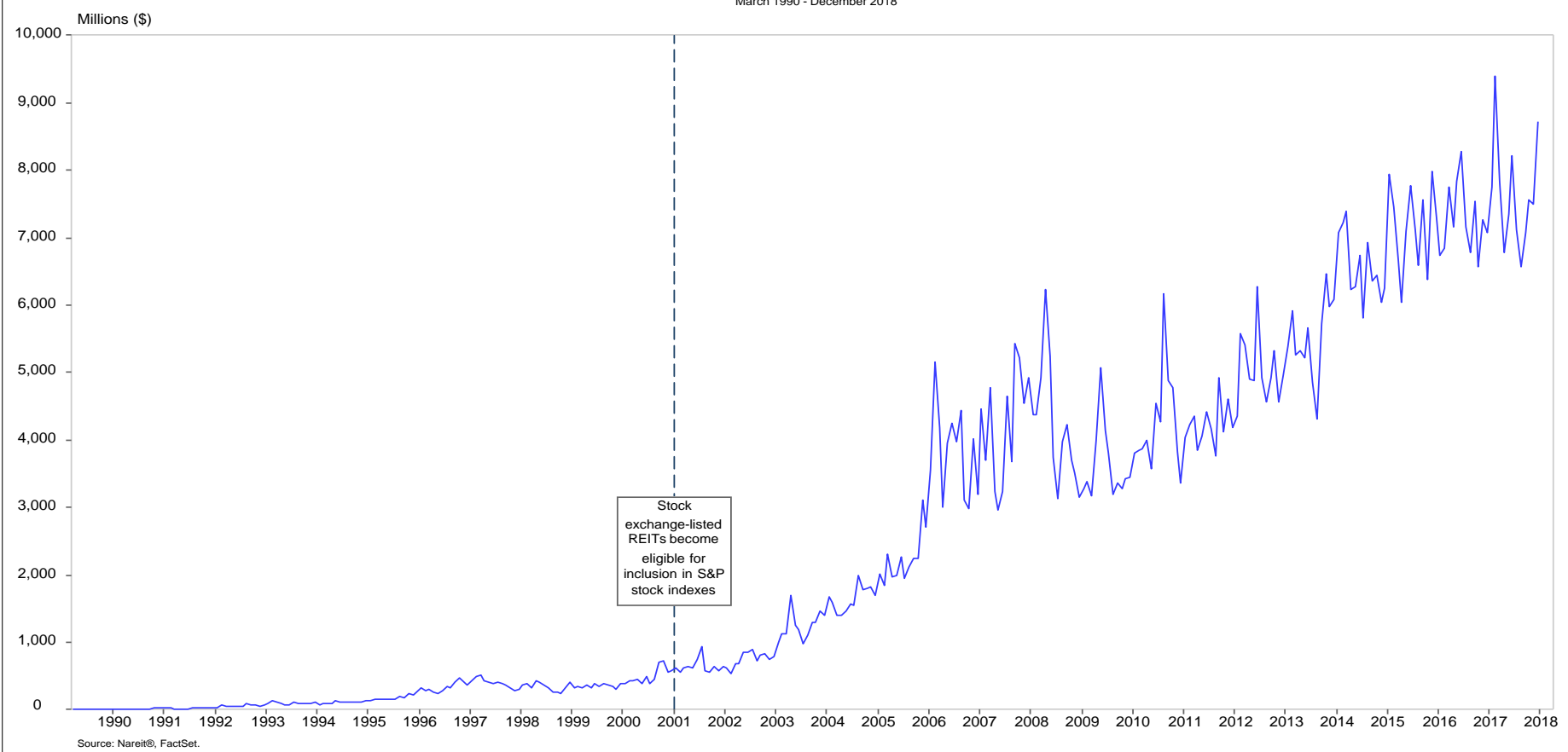
December 1989 - December 2018



Average Daily Dollar Trading Volume

FTSE Nareit All REITs

March 1990 - December 2018



Comparative Total Return Investment Performance

December 31, 2018

(Data in percent)

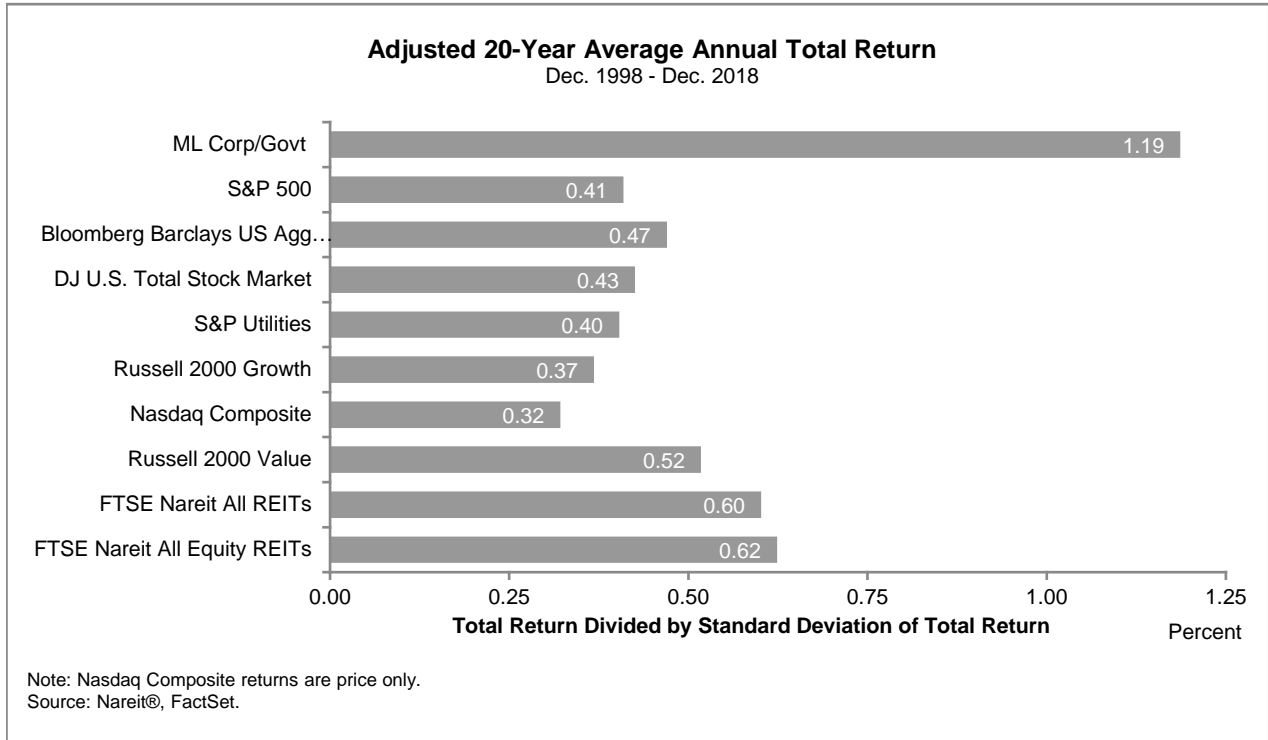
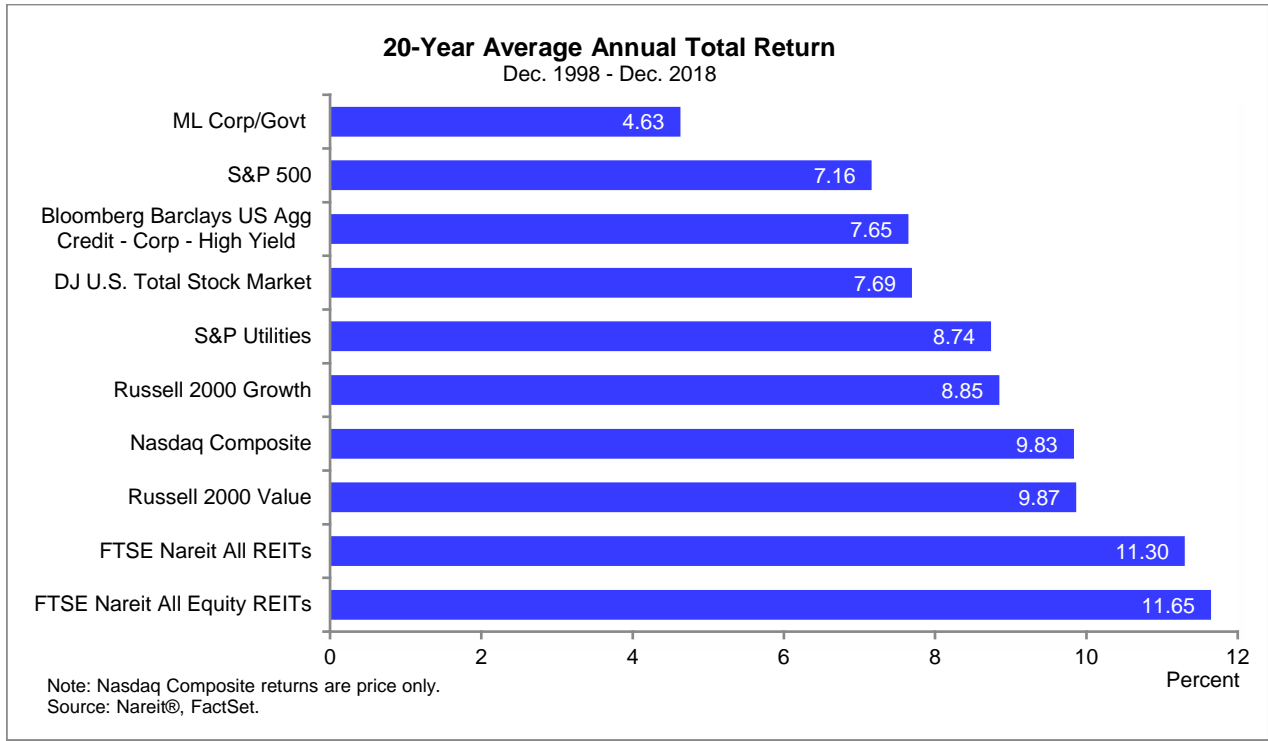
Period Series Beginning>	FTSE Nareit	Dow Jones	Nasdaq ¹	Standard & Poor's			Russell 2000			Bond Indexes			Bloomberg Barclays US Agg Credit - Corp - High Yield		NCREIF	
	All Equity (Jan. 1972)	Industrials ¹ (Dec. 1926)	U.S. Total Stock Market (Jan. 1987)	Composite (Jan. 1972)	100 (Feb. 1985)	Citigroup 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 (Jan. 1972)	NPI (Dec. 1977)	
Annual Returns (including current year to date)																
2008	-37.73	-33.84	-37.23	-40.54	-41.89	-39.22	-37.00	-34.92	-28.98	-28.92	-33.79	-38.54	4.95	8.30	-26.16	-6.46
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	-
Quarterly Returns																
2017: Q2	2.27	3.32	3.01	3.87	3.88	1.51	3.09	4.42	2.21	0.67	2.46	4.39	1.66	0.90	2.17	1.75
Q3	1.11	4.94	4.57	5.79	5.89	3.48	4.48	5.29	2.87	5.11	5.67	6.22	0.80	0.92	1.98	1.69
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	-
Monthly Returns																
2018: Jul	0.61	4.71	3.34	2.15	2.72	4.05	3.72	3.44	1.86	1.77	1.74	1.72	0.06	-0.09	1.09	-
Aug	2.78	2.16	3.48	5.71	5.84	1.36	3.26	4.89	1.12	2.38	4.31	6.23	0.67	0.58	0.74	-
Sep	-2.45	1.90	0.16	-0.78	-0.35	0.38	0.57	0.73	-0.60	-2.48	-2.41	-2.34	-0.69	-0.61	0.56	-
Oct	-2.65	-5.07	-7.41	-9.20	-8.66	-5.33	-6.84	-8.08	1.95	-8.95	-10.86	-12.65	-0.83	-0.65	-1.60	-
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	-
Compound Annual Returns																
Complete History	11.49	7.20	9.54	9.03	12.57	11.56	10.26	11.04	8.01	12.42	11.09	9.42	7.24	7.33	8.74	-
1-Year	-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	-
3-Year	4.24	10.21	8.92	9.84	11.28	7.23	9.26	10.85	10.72	7.37	7.36	7.24	2.19	1.70	7.23	-
5-Year	8.32	7.07	7.86	9.70	12.00	6.06	8.49	10.55	10.74	3.61	4.41	5.13	2.65	2.51	3.83	-
10-Year	12.53	10.27	13.22	15.45	17.98	11.21	13.12	14.81	10.46	10.40	11.97	13.52	3.55	3.11	11.12	-
15-Year	8.52	5.50	8.02	8.31	10.23	6.72	7.77	8.63	9.73	6.91	7.50	7.96	3.88	3.93	7.00	-
20-Year	9.95	4.77	6.07	5.69	6.38	5.51	5.62	5.47	6.52	8.23	7.40	6.14	4.56	4.61	6.55	-
25-Year	9.92	7.58	9.04	8.96	11.70	8.24	9.07	9.62	7.61	9.19	8.28	6.94	5.11	5.14	6.95	-
30-Year	10.16	8.24	9.94	9.99	12.65	9.10	9.97	10.52	-	10.10	9.21	7.91	6.14	6.11	7.87	-
35-Year	10.62	8.70	-	9.48	-	10.21	10.72	10.90	-	10.32	9.03	7.38	6.99	7.10	8.70	-
40-Year	12.12	8.78	-	10.60	-	11.21	11.53	11.48	-	12.42	11.09	9.42	7.32	7.42	-	-
Annualized Volatility of Returns																
Complete History	16.83	15.20	14.94	20.84	24.08	14.69	15.01	15.74	14.65	17.26	19.26	22.30	5.88	6.92	8.20	-
1-Year	4.20	4.12	4.32	5.06	5.17	4.03	4.25	4.68	3.26	4.97	5.34	5.83	0.90	0.83	0.99	-
3-Year	12.81	11.26	11.21	13.57	14.06	11.02	10.80	11.69	12.22	15.76	15.79	16.46	3.18	2.27	4.59	-
5-Year	12.99	11.22	11.09	13.23	13.84	10.89	10.85	11.66	12.67	15.05	15.30	16.16	3.18	2.17	5.06	-
10-Year	20.34	13.17	13.91	15.49	15.47	14.70	13.55	13.16	12.57	18.62	18.36	18.58	3.33	2.20	7.67	-
15-Year	22.35	12.82	13.88	16.33	16.85	14.37	13.44	13.26	12.83	18.19	18.30	18.96	3.81	2.56	9.00	-
20-Year	20.27	14.06	14.92	22.68	24.53	15.21	14.44	14.99	15.73	17.86	19.38	22.24	4.04	2.64	9.02	-
25-Year	18.86	14.26	14.75	22.13	24.42	15.03	14.43	15.01	15.12	17.02	18.86	21.99	4.12	2.81	8.38	-
30-Year	17.95	14.00	14.47	21.39	23.82	14.59	14.18	14.91	-	16.69	18.49	21.49	4.18	2.99	8.48	-
35-Year	17.14	15.02	-	21.25	24.08	14.98	14.76	15.57	-	17.09	18.94	21.86	4.72	4.20	8.23	-
40-Year	16.99	14.87	-	21.04	24.08	14.87	14.78	15.67	-	17.24	19.24	22.27	6.03	7.09	-	-

¹ Price only returns
Source: Nareit®, FactSet.

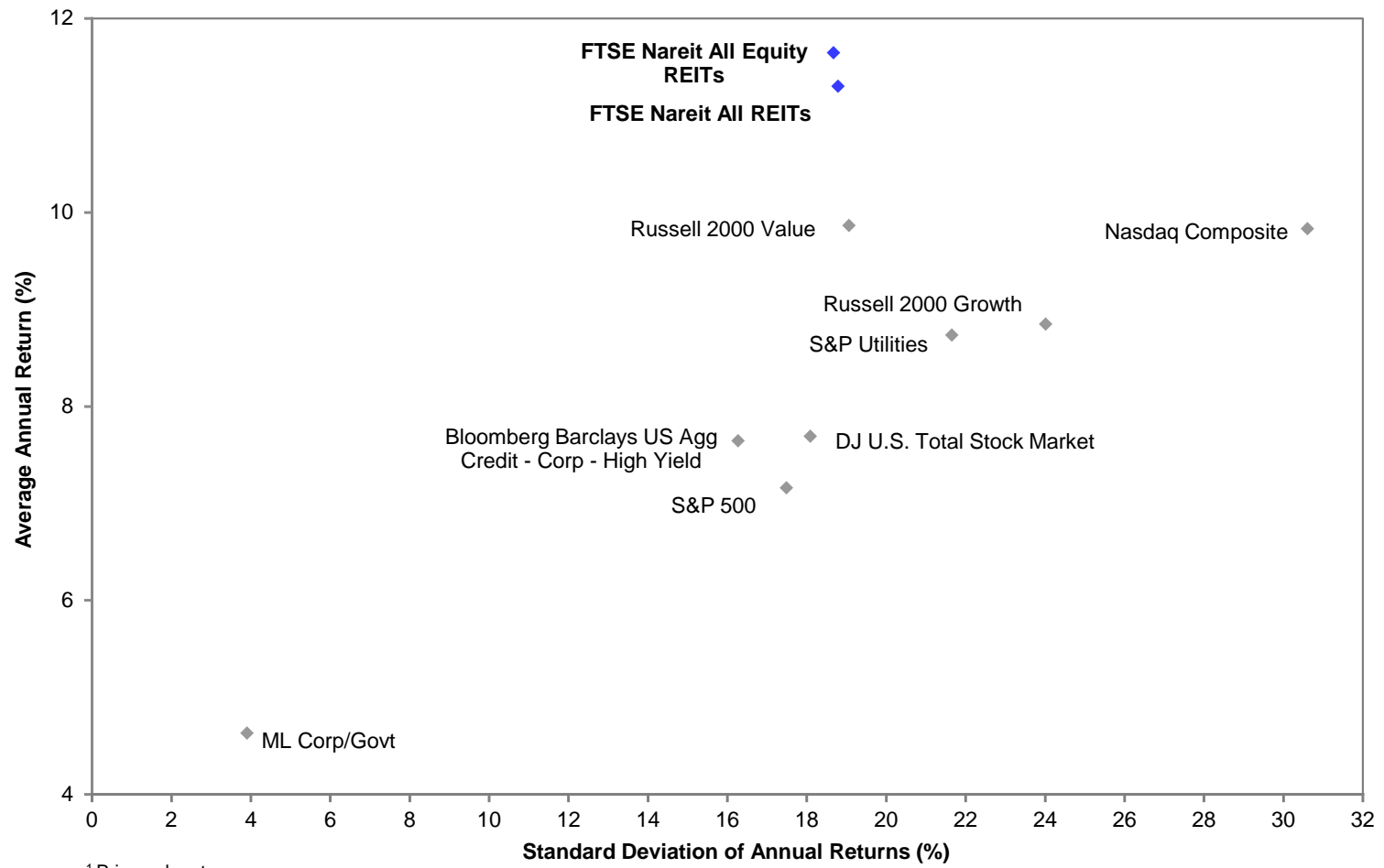
Comparative Total Return Investment Correlation

	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: December 2008 - December 2018															
FTSE Nareit All Equity REITs	1.000	0.712	0.634	0.594	0.716	0.700	0.649	0.511	0.731	0.700	0.649	0.344	0.205	0.621	0.654
DJ US Total Stock Market	0.578	1.000	0.950	0.902	0.973	0.996	0.970	0.349	0.913	0.927	0.916	-0.065	-0.134	0.627	0.961
Nasdaq Composite ¹	0.427	0.887	1.000	0.981	0.871	0.941	0.965	0.257	0.842	0.888	0.909	-0.087	-0.126	0.612	0.874
Nasdaq 100 ¹	0.360	0.851	0.972	1.000	0.808	0.902	0.953	0.252	0.746	0.798	0.827	-0.062	-0.084	0.607	0.834
S&P 500/ Citigroup Value	0.614	0.943	0.727	0.691	1.000	0.975	0.902	0.354	0.908	0.894	0.855	-0.076	-0.163	0.588	0.962
S&P 500	0.553	0.988	0.837	0.820	0.957	1.000	0.975	0.365	0.884	0.896	0.882	-0.058	-0.128	0.609	0.972
S&P 500/ Citigroup Growth	0.458	0.956	0.874	0.876	0.847	0.965	1.000	0.358	0.816	0.853	0.866	-0.038	-0.088	0.603	0.933
S&P Utilities	0.397	0.394	0.199	0.200	0.462	0.408	0.328	1.000	0.273	0.253	0.226	0.326	0.251	0.253	0.376
Russell 2000 Value	0.723	0.833	0.704	0.610	0.833	0.785	0.682	0.357	1.000	0.986	0.944	-0.090	-0.177	0.584	0.847
Russell 2000	0.629	0.880	0.856	0.765	0.798	0.810	0.760	0.307	0.949	1.000	0.986	-0.108	-0.180	0.597	0.845
Russell 2000 Growth	0.523	0.867	0.915	0.835	0.735	0.789	0.778	0.262	0.854	0.974	1.000	-0.125	-0.180	0.595	0.819
ICE BofAML Corp/Govt	0.184	0.060	-0.010	0.013	0.056	0.081	0.095	0.306	-0.009	-0.031	-0.049	1.000	0.830	0.202	-0.077
ICE BofAML MBS	0.101	0.058	-0.009	0.021	0.051	0.081	0.100	0.227	-0.027	-0.043	-0.055	0.869	1.000	0.118	-0.162
Bloomberg Barclays US Agg Credit - Corp - High Yield	0.584	0.622	0.549	0.493	0.589	0.593	0.552	0.315	0.625	0.619	0.580	0.195	0.131	1.000	0.548
Dow Jones Industrial Average ¹	0.516	0.924	0.729	0.712	0.943	0.948	0.881	0.391	0.750	0.738	0.695	0.034	0.053	0.538	1.000
Period For Lower Left: December 1988 - December 2018															

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



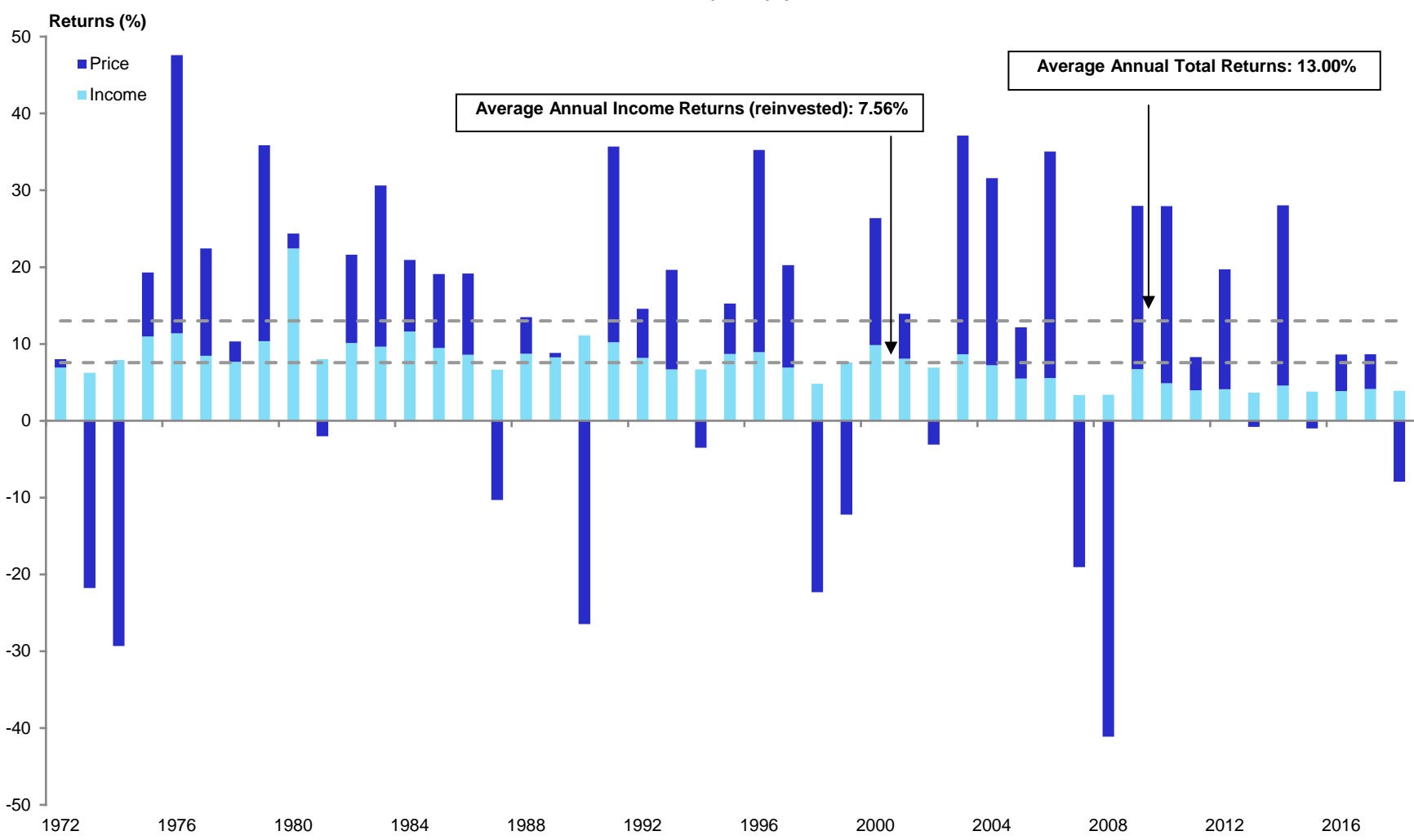
**20-Year Average Annual Total Return v.
20-Year Standard Deviation of Annual Total Returns**
Dec. 1998 - Dec. 2018



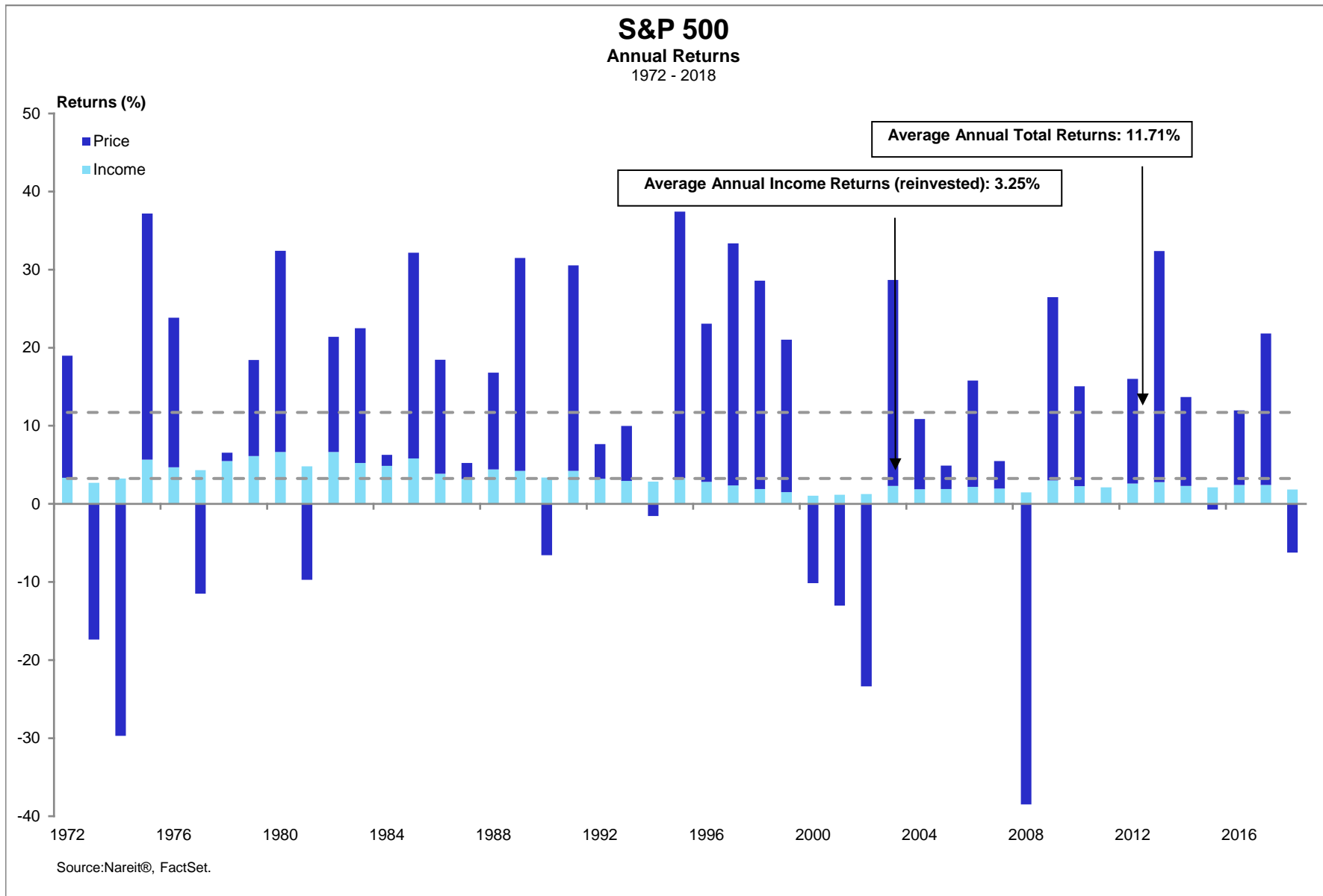
¹ Price only returns.
Source: Nareit®, FactSet.

FTSE Nareit All Equity REITs

Annual Returns
1972 - 2018



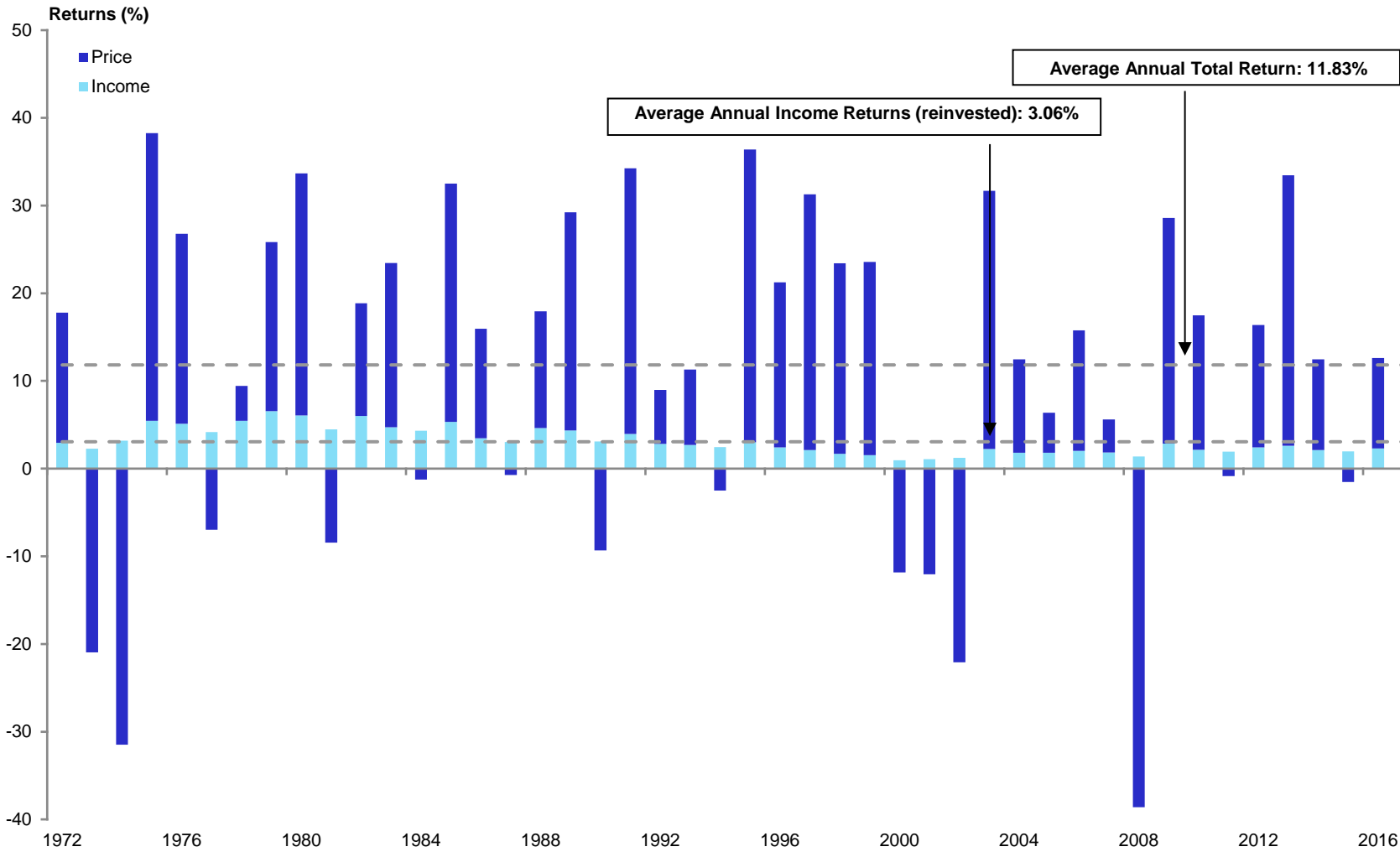
Source: Nareit®, FactSet.



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									
December 31, 2018									
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									
25	Office				62,314.8	87,180.4		7.73	8.32
13	Industrial				62,863.8	76,591.5		7.79	7.31
36	Retail				133,467.8	156,050.2		16.55	14.90
19	Shopping Centers				39,597.5	49,056.8		4.91	4.68
7	Regional Malls				62,554.8	64,604.8		7.76	6.17
10	Free Standing				31,315.5	42,388.6		3.88	4.05
22	Residential				107,499.2	144,847.3		13.33	13.83
15	Apartments				107,499.2	110,089.0		13.33	10.51
3	Manufactured Homes				0.0	17,946.8		0.00	1.71
3	Single Family Homes				0.0	16,811.5		0.00	0.00
18	Diversified				23,598.9	48,463.7		2.93	4.63
20	Lodging/Resorts				26,052.0	47,346.5		3.23	4.52
6	Self Storage				52,497.4	57,660.6		6.51	5.52
18	Health Care				86,586.4	98,691.2		10.74	9.42
4	Timber				22,098.4	22,447.1		2.74	2.14
4	Infrastructure				136,060.7	137,389.8		16.87	13.11
5	Data Centers				59,085.0	60,975.3		7.33	5.82
12	Specialty				24,424.5	42,471.3		3.03	4.05
40	Mortgage REITs				10,013.0	67,326.4		1.24	6.41
22	Home Financing				6,390.7	46,139.6		0.79	4.40
18	Commercial Financing				3,622.3	21,186.7		0.45	2.00
226	Industry Totals				806,561.8	1,047,641.3		100.00	99.98
Distribution of REITs by S&P Index									
31	S&P 500 Large Cap					616,977		76.49	58.89
34	S&P 400 Mid Cap					136,925		16.98	13.07
43	S&P 600 Small Cap					52,659		6.53	5.03
108	Total S&P REITs					806,561.8		100.00	76.99

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes	
December 31, 2018	
Summary of REITs in S&P Equity Indexes	
S&P 500 Constituents	Equity Market Cap (\$M)
1 American Tower Corporation	69,866.2
2 Simon Property Group, Inc.	52,024.8
3 Crown Castle International Corp	45,062.2
4 Prologis, Inc.	36,952.7
5 Public Storage	35,265.8
6 Equinix, Inc.	28,342.5
7 Welltower, Inc.	25,819.2
8 Equity Residential	24,305.8
9 AvalonBay Communities, Inc.	24,055.2
10 Digital Realty Trust, Inc.	21,944.3
11 Ventas, Inc.	20,876.3
12 Realty Income Corporation	18,604.1
13 SBA Communications Corp. Class A	18,345.6
14 Boston Properties, Inc.	17,373.7
15 Weyerhaeuser Company	16,377.5
16 Essex Property Trust, Inc.	16,195.2
17 HCP, Inc.	13,120.3
18 Alexandria Real Estate Equities, Inc.	12,391.4
19 Host Hotels & Resorts, Inc.	12,358.1
20 Vornado Realty Trust	11,796.2
21 Extra Space Storage Inc.	11,410.4
22 Mid-America Apartment Communities, Inc.	10,889.8
23 UDR, Inc.	10,602.3
24 Regency Centers Corporation	9,941.0
25 Iron Mountain, Inc.	9,266.8
26 Duke Realty Corporation	9,247.1
27 Federal Realty Investment Trust	8,643.1
28 Apartment Investment and Management Company Class A	6,829.7
29 SL Green Realty Corp.	6,743.2
30 Kimco Realty Corporation	6,224.7
31 Macerich Company	6,102.2
31 Subtotal	616,977.3
S&P 400 Mid Cap Constituents	
1 Camden Property Trust	8,168.8
2 National Retail Properties, Inc.	7,719.9
3 Omega Healthcare Investors, Inc.	7,054.5
4 Kilroy Realty Corporation	6,335.0
5 Liberty Property Trust	6,189.4
6 Lamar Advertising Company Class A	5,886.2
7 Medical Properties Trust, Inc.	5,865.0
8 Douglas Emmett, Inc.	5,799.3
9 American Campus Communities, Inc.	5,653.9
10 CyrusOne, Inc.	5,596.5
11 EPR Properties	4,758.7
12 Life Storage, Inc.	4,325.6
13 JBG SMITH Properties	4,188.7
14 Highwoods Properties, Inc.	4,001.4
15 Hospitality Properties Trust	3,924.6
16 Pebblebrook Hotel Trust	3,880.7
17 First Industrial Realty Trust, Inc.	3,617.9
18 Rayonier Inc.	3,582.9
19 Healthcare Realty Trust Incorporated	3,560.6
20 Cousins Properties Incorporated	3,319.9
21 CoreSite Realty Corporation	3,201.7
22 Weingarten Realty Investors	3,179.4
23 Sabra Health Care REIT, Inc.	2,938.1
24 Uniti Group Inc	2,786.7
25 Senior Housing Properties Trust	2,785.0
26 Taubman Centers, Inc.	2,774.5
27 GEO Group Inc	2,399.1
28 Corporate Office Properties Trust	2,289.2
29 PotlatchDeltic Corporation	2,138.0
30 CoreCivic, Inc.	2,113.6
31 Tanger Factory Outlet Centers, Inc.	1,908.4
32 Urban Edge Properties	1,893.6
33 Mack-Cali Realty Corporation	1,765.8
34 Alexander & Baldwin, Inc.	1,322.5
34 Subtotal	136,925.3
S&P 600 Small Cap Constituents	
1 PS Business Parks, Inc.	3,578.5
2 EastGroup Properties, Inc.	3,278.2
3 Apollo Commercial Real Estate Finance, Inc.	2,216.5
4 Agree Realty Corporation	2,038.5
5 Lexington Realty Trust	1,939.8
6 Acadia Realty Trust	1,938.6
7 American Assets Trust, Inc.	1,896.2
8 DiamondRock Hospitality Company	1,887.2
9 Retail Opportunity Investments Corp.	1,810.1
10 Four Corners Property Trust, Inc.	1,765.0
11 LTC Properties, Inc.	1,651.7
12 Invesco Mortgage Capital Inc.	1,616.5
13 CareTrust REIT Inc	1,548.5
14 National Storage Affiliates Trust	1,495.6
15 Chesapeake Lodging Trust	1,470.3
16 Global Net Lease Inc	1,269.9
17 Redwood Trust, Inc.	1,249.8
18 Getty Realty Corp.	1,187.9
19 Kite Realty Group Trust	1,179.0
20 PennyMac Mortgage Investment Trust	1,133.6
21 Saul Centers, Inc.	1,062.5
22 Summit Hotel Properties, Inc.	1,018.8
23 RPT Realty	956.4
24 Easterly Government Properties, Inc.	946.8
25 New York Mortgage Trust, Inc.	916.4
26 Washington Prime Group Inc.	903.9
27 ARMOUR Residential REIT, Inc.	867.9
28 Universal Health Realty Income Trust	843.0
29 Chatham Lodging Trust	822.4
30 Independence Realty Trust, Inc.	798.4
31 Granite Point Mortgage Trust Inc.	783.2
32 Armada Hoffer Properties, Inc.	697.8
33 Hersha Hospitality Trust Class A	689.9
34 Office Properties Income Trust	681.1
35 Franklin Street Properties Corp.	668.1
36 iStar Inc.	622.7
37 Capstead Mortgage Corporation	606.5
38 Urstadt Biddle Properties Inc. Class A	573.0
39 Community Healthcare Trust, Inc.	524.1
40 Whitestone REIT	487.9
41 Pennsylvania Real Estate Investment Trust	417.9
42 CBL & Associates Properties, Inc.	331.5
43 Cedar Realty Trust Inc	287.9
43 Subtotal	52,659.2
108 Total	806,561.8

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
December 31, 2018									
Property Sector: Office									
1	Boston Properties, Inc.	BXP	Equity	S&P 500	17,373.7	19.93	2.15	1.66	
2	Alexandria Real Estate Equities, Inc.	ARE	Equity	S&P 500	12,391.4	14.21	1.54	1.18	
3	SL Green Realty Corp.	SLG	Equity	S&P 500	6,743.2	7.73	0.84	0.64	
4	Kilroy Realty Corporation	KRC	Equity	S&P 400	6,335.0	7.27	0.79	0.60	
5	Douglas Emmett, Inc.	DEI	Equity	S&P 400	5,799.3	6.65	0.72	0.55	
6	Hudson Pacific Properties, Inc.	HPP	Equity		4,553.1	5.22		0.43	
7	Highwoods Properties, Inc.	HIW	Equity	S&P 400	4,001.4	4.59	0.50	0.38	
8	Equity Commonwealth	EQC	Equity		3,644.9	4.18		0.35	
9	Cousins Properties Incorporated	CUZ	Equity	S&P 400	3,319.9	3.81	0.41	0.32	
10	Paramount Group, Inc.	PGRE	Equity		2,979.9	3.42		0.28	
11	Empire State Realty Trust, Inc. Class A	ESRT	Equity		2,461.9	2.82		0.23	
12	Brandywine Realty Trust	BDN	Equity		2,297.7	2.64		0.22	
13	Columbia Property Trust, Inc.	CXP	Equity		2,294.9	2.63		0.22	
14	Corporate Office Properties Trust	OFC	Equity	S&P 400	2,289.2	2.63	0.28	0.22	
15	Piedmont Office Realty Trust, Inc. Class A	PDM	Equity		2,193.9	2.51		0.21	
16	Mack-Cali Realty Corporation	CLI	Equity	S&P 400	1,765.8	2.03	0.22	0.17	
17	TIER REIT, Inc.	TIER	Equity		1,111.6	1.28		0.11	
18	Easterly Government Properties, Inc.	DEA	Equity	S&P 600	946.8	1.09	0.12	0.09	
19	Industrial Logistics Stock Distribution		Equity		894.5	1.01		0.08	
20	NorthStar Realty Europe Corp.	NRE	Equity		724.3	0.83		0.07	
21	Office Properties Income Trust	OPI	Equity	S&P 600	681.1	0.78	0.08	0.07	
22	Franklin Street Properties Corp.	FSP	Equity	S&P 600	668.1	0.77	0.08	0.06	
23	CIM Commercial Trust Corporation	CMCT	Equity		664.8	0.76		0.06	
24	Select Income REIT	SIR	Equity		658.6	0.76		0.06	
25	City Office REIT, Inc.	CIO	Equity		405.3	0.46		0.04	
25	Sector Totals				87,180.4	100.00	7.73	8.32	
12	S&P Sector Total				62,314.8				
Property Sector: Industrial									
1	Prologis, Inc.	PLD	Equity	S&P 500	36,952.7	48.25	4.58	3.53	
2	Duke Realty Corporation	DRE	Equity	S&P 500	9,247.1	12.07	1.15	0.88	
3	Liberty Property Trust	LPT	Equity	S&P 400	6,189.4	8.08	0.77	0.59	
4	AmeriCold Realty Trust	COLD	Equity		3,742.0	4.89		0.36	
5	First Industrial Realty Trust, Inc.	FR	Equity	S&P 400	3,617.9	4.72	0.45	0.35	
6	PS Business Parks, Inc.	PSB	Equity	S&P 600	3,578.5	4.67	0.44	0.34	
7	EastGroup Properties, Inc.	EGP	Equity	S&P 600	2,778.2	4.28	0.41	0.31	
8	Rexford Industrial Realty, Inc.	REXR	Equity		2,734.6	3.57		0.26	
9	STAG Industrial, Inc.	STAG	Equity		2,709.3	3.54		0.26	
10	Terreno Realty Corporation	TRNO	Equity		2,079.8	2.72		0.20	
11	Industrial Logistics Properties Trust	ILPT	Equity		1,278.6	1.67		0.12	
12	Monmouth Real Estate Investment Corporation Class A	MNR	Equity		1,124.7	1.47		0.11	
13	Plymouth Industrial REIT, Inc.	PLYM	Equity		58.8	0.08		0.01	
13	Sector Totals				76,591.5	100.00	7.79	7.31	
6	S&P Sector Total				62,863.8				
Property Sector: Retail									
1	Regency Centers Corporation	REG	Equity	Shopping Centers	S&P 500	9,941.0	20.26	1.23	0.95
2	Federal Realty Investment Trust	FRT	Equity	Shopping Centers	S&P 500	8,643.1	17.62	1.07	0.83
3	Kimco Realty Corporation	KIM	Equity	Shopping Centers	S&P 500	6,224.7	12.69	0.77	0.59
4	Brixmor Property Group, Inc.	BRX	Equity	Shopping Centers		4,448.5	9.07		0.42
5	Weingarten Realty Investors	WRI	Equity	Shopping Centers	S&P 400	3,179.4	6.48	0.39	0.30
6	Retail Properties of America, Inc. Class A	RPAI	Equity	Shopping Centers		2,337.7	4.77		0.22
7	SITE Centers Corp.	SITC	Equity	Shopping Centers		2,044.0	4.17		0.20
8	Acadia Realty Trust	AKR	Equity	Shopping Centers	S&P 600	1,938.6	3.95	0.24	0.19
9	Tanger Factory Outlet Centers, Inc.	SKT	Equity	Shopping Centers	S&P 400	1,908.4	3.89	0.24	0.18
10	Urban Edge Properties	UE	Equity	Shopping Centers	S&P 400	1,893.6	3.86	0.23	0.18
11	Retail Opportunity Investments Corp.	ROIC	Equity	Shopping Centers	S&P 600	1,910.1	3.69	0.22	0.17
12	Kate Realty Group Trust	KRG	Equity	Shopping Centers	S&P 600	1,179.0	2.40	0.15	0.11
13	Saul Centers, Inc.	BFS	Equity	Shopping Centers	S&P 600	1,062.5	2.17	0.13	0.10
14	RPT Realty	RPT	Equity	Shopping Centers	S&P 600	956.4	1.95	0.12	0.09
15	Urstadt Biddle Properties Inc. Class A	UBA	Equity	Shopping Centers	S&P 600	573.0	1.17	0.07	0.05
16	Retail Value, Inc.	RVI	Equity	Shopping Centers		472.5	0.96		0.05
17	Cedar Realty Trust Inc	CDR	Equity	Shopping Centers	S&P 600	287.9	0.59	0.04	0.03
18	Urstadt Biddle Properties Inc.	UBP	Equity	Shopping Centers		148.3	0.30		0.01
19	Wheeler Real Estate Investment Trust, Inc.	WHLF	Equity	Shopping Centers		8.3	0.02		0.00
19	Sector Totals				49,056.8	100.00	4.91	4.68	
13	S&P Subsector Total				39,597.5				
1	Simon Property Group, Inc.	SPG	Equity	Regional Malls	S&P 500	52,024.8	80.53	6.45	4.97
2	Macerich Company	MAC	Equity	Regional Malls	S&P 500	6,102.2	9.45	0.76	0.58
3	Taubman Centers, Inc.	TCO	Equity	Regional Malls	S&P 400	2,774.5	4.29	0.34	0.26
4	Brookfield Property REIT Inc Class A	BPR	Equity	Regional Malls		2,049.9	3.17		0.20
5	Washington Prime Group Inc.	WPG	Equity	Regional Malls	S&P 600	903.9	1.40	0.11	0.09
6	Pennsylvania Real Estate Investment Trust	PEI	Equity	Regional Malls	S&P 600	417.9	0.65	0.05	0.04
7	CBL & Associates Properties, Inc.	CBL	Equity	Regional Malls	S&P 600	331.5	0.51	0.04	0.03
7	Sector Totals				64,604.8	100.00	7.76	6.17	
6	S&P Subsector Total				62,554.8				
1	Realty Income Corporation	O	Equity	Free Standing	S&P 500	18,604.1	43.89	2.31	1.78
2	National Retail Properties, Inc.	NNN	Equity	Free Standing	S&P 400	7,719.9	18.21	0.96	0.74
3	STORE Capital Corporation	STOR	Equity	Free Standing		6,025.5	14.21		0.58
4	Spirit Realty Capital, Inc.	SRC	Equity	Free Standing		3,021.3	7.13		0.29
5	Agree Realty Corporation	ADC	Equity	Free Standing	S&P 600	2,038.5	4.81	0.25	0.19
6	Four Corners Property Trust, Inc.	FCPT	Equity	Free Standing	S&P 600	1,765.0	4.16	0.22	0.17
7	Getty Realty Corp.	GTY	Equity	Free Standing	S&P 600	1,187.9	2.80	0.15	0.11
8	Seritage Growth Properties Class A	SRG	Equity	Free Standing		1,153.7	2.72		0.11
9	Essential Properties Realty Trust, Inc.	EPRT	Equity	Free Standing		567.1	1.34		0.05
10	Spirit Mta Reit	SMTA	Equity	Free Standing		305.6	0.72		0.03
10	Sector Totals				42,388.6	100.00	3.88	4.05	
5	S&P Subsector Total				31,315.5				
36	Sector Totals				156,050.2		16.55	14.90	
24	S&P Sector Total				133,467.8				

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
December 31, 2018									
Property Sector: Residential									
1	Equity Residential	EQR	Equity	Apartments	S&P 500	24,305.8	22.08	3.01	2.32
2	AvalonBay Communities, Inc.	AVB	Equity	Apartments	S&P 500	24,055.2	21.85	2.98	2.30
3	Essex Property Trust, Inc.	ESS	Equity	Apartments	S&P 500	16,195.2	14.71	2.01	1.55
4	Mid-America Apartment Communities, Inc.	MAA	Equity	Apartments	S&P 500	10,889.8	9.89	1.35	1.04
5	UDR, Inc.	UDR	Equity	Apartments	S&P 500	10,602.3	9.63	1.31	1.01
6	Camden Property Trust	CPT	Equity	Apartments	S&P 400	8,168.8	7.42	1.01	0.78
7	Apartment Investment and Management Company Class A	AIV	Equity	Apartments	S&P 500	6,829.7	6.20	0.85	0.65
8	American Campus Communities, Inc.	ACC	Equity	Apartments	S&P 400	5,653.9	5.14	0.70	0.54
9	NexPoint Residential Trust Inc	NXRT	Equity	Apartments		811.3	0.74		0.08
10	Independence Realty Trust, Inc.	IRT	Equity	Apartments	S&P 600	798.4	0.73	0.10	0.08
11	Investors Real Estate Trust	IRET	Equity	Apartments		589.2	0.54		0.06
12	Preferred Apartment Communities, Inc.	APTS	Equity	Apartments		562.9	0.51		0.05
13	Clippier Realty, Inc.	CLPR	Equity	Apartments		232.8	0.21		0.02
14	Bluerock Residential Growth REIT Inc Class A	BRG	Equity	Apartments		214.3	0.19		0.02
15	BRT Apartments Corp	BRT	Equity	Apartments		179.3	0.16		0.02
15	Subsector Totals					110,089.0		13.33	10.51
9	S&P Subsector Total					107,499.2			10.51
1	Sun Communities, Inc.	SUI	Equity	Manufactured Homes		8,783.7	48.94		0.84
2	Equity LifeStyle Properties, Inc.	ELS	Equity	Manufactured Homes		8,717.2	48.57		0.83
3	UMH Properties, Inc.	UMH	Equity	Manufactured Homes		446.0	2.48		0.04
3	Subsector Totals					17,946.8	100.00	0.00	1.71
0	S&P Subsector Total					0.0			1.71
1	Invitation Homes, Inc.	INVH	Equity	Single Family Homes		10,448.9	62.15		1.00
2	American Homes 4 Rent Class A	AMH	Equity	Single Family Homes		5,860.1	34.86		0.56
3	Front Yard Residential Corp. Class B	RESI	Equity	Single Family Homes		467.0	2.78		0.04
4	Reven Housing REIT, Inc.	RVEN	Equity	Single Family Homes		35.5	0.21		0.00
4	Subsector Totals					16,811.5	100.00	0.00	1.60
0	S&P Subsector Total					0.0			1.60
22	Sector Totals					144,847.3		13.33	13.83
9	S&P Sector Total					107,499.2			13.83
Property Sector: Diversified									
1	Vornado Realty Trust	VNO	Equity		S&P 500	11,796.2	24.34	1.46	1.13
2	W. P. Carey Inc.	WPC	Equity			10,523.9	21.71		1.00
3	VEREIT, Inc. Class A	VER	Equity			6,923.1	14.29		0.66
4	JBG SMITH Properties	JBGS	Equity		S&P 400	4,188.7	8.64	0.52	0.40
5	Colony Capital, Inc. Class A	CLNY	Equity		S&P 600	2,292.1	4.73		0.22
6	Lexington Realty Trust	LXP	Equity		S&P 600	1,939.8	4.00	0.24	0.19
7	American Assets Trust, Inc.	AAT	Equity		S&P 600	1,896.2	3.91	0.24	0.18
8	Washington Real Estate Investment Trust	WRE	Equity			1,836.5	3.79		0.18
9	Alexander's, Inc.	ALX	Equity			1,556.4	3.21		0.15
10	Alexander & Baldwin, Inc.	ALEX	Equity		S&P 400	1,322.5	2.73	0.16	0.13
11	Global Net Lease Inc.	GNL	Equity		S&P 600	1,269.9	2.62	0.16	0.12
12	American Finance Trust, Inc.	AFIN	Equity			713.9	1.47		0.07
13	Armada Hoffer Properties, Inc.	AHH	Equity		S&P 600	697.8	1.44	0.09	0.07
14	Gladstone Commercial Corporation	GOOC	Equity			519.5	1.07		0.05
15	Whitestone REIT	WSR	Equity		S&P 600	487.9	1.01	0.06	0.05
16	One Liberty Properties, Inc.	OLP	Equity			463.4	0.96		0.04
17	Medalist Diversified Reit Inc	MDRF	Equity			22.2	0.05		0.00
18	HMG/Courtland Properties, Inc.	HMG	Equity			14.0	0.03		0.00
18	Sector Totals					48,463.7	100.00	2.93	4.63
8	S&P Sector Total					23,598.9			4.63
Property Sector: Lodging/Resorts									
1	Host Hotels & Resorts, Inc.	HST	Equity		S&P 500	12,358.1	26.10	1.53	1.18
2	Park Hotels & Resorts, Inc.	PK	Equity			5,225.3	11.04		0.50
3	Hospitality Properties Trust	HPT	Equity		S&P 400	3,924.6	8.29	0.49	0.37
4	Pebblebrook Hotel Trust	PEB	Equity		S&P 400	3,880.7	8.20	0.48	0.37
5	Ryman Hospitality Properties, Inc.	RHP	Equity			3,415.5	7.21		0.33
6	Apple Hospitality REIT Inc	APLE	Equity			3,284.6	6.94		0.31
7	Sunstone Hotel Investors, Inc.	SHO	Equity			2,969.5	6.27		0.28
8	RLJ Lodging Trust	RLJ	Equity			2,873.3	6.07		0.27
9	Xenia Hotels & Resorts, Inc.	XHR	Equity			1,925.2	4.07		0.18
10	DiamondRock Hospitality Company	DRH	Equity		S&P 600	1,887.2	3.99	0.23	0.18
11	Chesapeake Lodging Trust	CHSP	Equity		S&P 600	1,470.3	3.11	0.18	0.14
12	Summit Hotel Properties, Inc.	INN	Equity		S&P 600	1,018.8	2.15	0.13	0.10
13	Chatham Lodging Trust	CLDT	Equity		S&P 600	822.4	1.74	0.10	0.08
14	CorePoint Lodging, Inc.	CPLG	Equity			730.3	1.54		0.07
15	Hersha Hospitality Trust Class A	HT	Equity		S&P 600	689.9	1.46	0.09	0.07
16	Ashford Hospitality Trust, Inc.	AHT	Equity			404.2	0.85		0.04
17	Braemar Hotels & Resorts, Inc.	BHR	Equity			290.3	0.61		0.03
18	Condor Hospitality Trust, Inc.	CDOR	Equity			81.8	0.17		0.01
19	Sotherly Hotels Inc.	SOHC	Equity			79.2	0.17		0.01
20	InnSuites Hospitality Trust	IHT	Equity			15.3	0.03		0.00
20	Sector Totals					47,346.5	100.00	3.23	4.52
8	S&P Sector Total					26,052.0			4.52
Property Sector: Self Storage									
1	Public Storage	PSA	Equity		S&P 500	35,265.8	60.95	4.37	3.37
2	Extra Space Storage Inc.	EXR	Equity		S&P 500	11,410.4	19.72	1.41	1.09
3	CubeSmart	CUBE	Equity			5,333.1	9.22		0.51
4	Life Storage, Inc.	LSI	Equity		S&P 400	4,325.6	7.48	0.54	0.41
5	National Storage Affiliates Trust	NSA	Equity		S&P 600	1,495.6	2.58	0.19	0.14
6	Global Self Storage, Inc.	SELF	Equity			30.2	0.05		0.00
6	Sector Totals					57,860.6	100.00	6.51	5.52
4	S&P Sector Total					52,497.4			5.52
Property Sector: Health Care									
1	Welltower, Inc.	WELL	Equity		S&P 500	25,819.2	26.16	3.20	2.46
2	Ventas, Inc.	VTR	Equity		S&P 500	20,876.3	21.15	2.59	1.99
3	HCP, Inc.	HCP	Equity		S&P 500	13,120.3	13.29	1.63	1.25
4	Omega Healthcare Investors, Inc.	OHI	Equity		S&P 400	7,054.5	7.15	0.87	0.67
5	Medical Properties Trust, Inc.	MPW	Equity		S&P 400	5,865.0	5.94	0.73	0.56
6	Healthcare Trust of America, Inc. Class A	HTA	Equity			5,252.6	5.32		0.50
7	Healthcare Realty Trust Incorporated	HR	Equity		S&P 400	3,560.6	3.61	0.44	0.34
8	National Health Investors, Inc.	NHI	Equity			3,185.9	3.23		0.30
9	Sabra Health Care REIT, Inc.	SBRA	Equity		S&P 400	2,938.1	2.98	0.36	0.28
10	Physicians Realty Trust	DOC	Equity			2,917.5	2.96		0.28
11	Senior Housing Properties Trust	SNH	Equity		S&P 400	2,785.0	2.82	0.35	0.27
12	LTC Properties, Inc.	LTC	Equity		S&P 600	1,651.7	1.67	0.20	0.16
13	CareTrust REIT Inc	CTRE	Equity		S&P 600	1,548.5	1.57	0.19	0.15
14	Universal Health Realty Income Trust	UHT	Equity		S&P 600	843.0	0.85	0.10	0.08
15	Community Healthcare Trust, Inc.	CHCT	Equity		S&P 600	524.1	0.53	0.06	0.05
16	New Senior Investment Group Inc	CHCT	Equity			338.5	0.34		0.03
17	MedEquities Realty Trust, Inc.	MRT	Equity			218.1	0.22		0.02
18	Global Medical REIT Inc	GMRE	Equity			192.3	0.19		0.02
18	Sector Totals					98,691.2	100.00	10.74	9.42
12	S&P Sector Total					86,586.4			9.42

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
December 31, 2018									
Property Sector: Timber									
1	Weyerhaeuser Company	WY	Equity	S&P 500	16,377.5	72.96	2.03	1.56	
2	Rayonier Inc.	RVN	Equity	S&P 400	3,582.9	15.96	0.44	0.34	
3	Potlatch-Deltec Corporation	PCH	Equity	S&P 400	2,138.0	9.52	0.27	0.20	
4	CatchMark Timber Trust, Inc. Class A	CTT	Equity		348.6	1.55		0.03	
4	Sector Totals				22,447.1	100.00	2.74	2.14	
3	S&P Sector Total				22,098.4				
Property Sector: Infrastructure									
1	American Tower Corporation	AMT	Equity	S&P 500	69,866.2	50.85	8.66	6.67	
2	Crown Castle International Corp	CCI	Equity	S&P 500	45,062.2	32.80	5.59	4.30	
3	SBA Communications Corp. Class A	SBAC	Equity	S&P 500	18,345.6	13.35	2.27	1.75	
4	Uniti Group Inc	UNIT	Equity	S&P 400	2,786.7	2.03	0.35	0.27	
5	InfrAREIT, Inc.	HIFR	Equity		924.1	0.67		0.09	
6	CorEnergy Infrastructure Trust, Inc.	CORR	Equity		394.5	0.29		0.04	
7	Power REIT	PW	Equity		10.5	0.01		0.00	
7	Sector Totals				137,389.8	100.00	16.87	13.11	
4	S&P Sector Total				136,060.7				
Property Sector: Data Centers									
1	Equinix, Inc.	EQIX	Equity	S&P 500	28,342.5	46.48	3.51	2.71	
2	Digital Realty Trust, Inc.	DLR	Equity	S&P 500	21,944.3	35.99	2.72	2.09	
3	CyrusOne, Inc.	CONE	Equity	S&P 400	5,596.5	9.18	0.69	0.53	
4	CoreSite Realty Corporation	COR	Equity	S&P 400	3,201.7	5.25	0.40	0.31	
5	QTS Realty Trust, Inc. Class A	QTS	Equity		1,890.3	3.10		0.18	
5	Sector Totals				60,975.3	100.00	7.33	5.82	
4	S&P Sector Total				59,085.0				
Property Sector: Specialty									
1	Iron Mountain, Inc.	IRM	Equity	S&P 500	9,266.8	21.82	1.15	0.88	
2	VICI Properties Inc	VICI	Equity		7,514.5	17.69		0.72	
3	Gaming and Leisure Properties, Inc.	GLPI	Equity		6,898.3	16.24		0.66	
4	Lamar Advertising Company Class A	LAMR	Equity	S&P 400	5,886.2	13.86	0.73	0.56	
5	EPR Properties	EPR	Equity	S&P 400	4,758.7	11.20	0.59	0.45	
6	OUTFRONT Media Inc.	OUT	Equity		2,522.0	5.94		0.24	
7	GEO Group Inc	GEO	Equity	S&P 400	2,399.1	5.65	0.30	0.23	
8	CoreCivic, Inc.	CXW	Equity	S&P 400	2,113.6	4.98	0.26	0.20	
9	Innovative Industrial Properties Inc	IIPR	Equity		443.7	1.04		0.04	
10	Safety, Income & Growth Inc.	SAFE	Equity		342.2	0.81		0.03	
11	Gladstone Land Corp.	LAND	Equity		184.5	0.43		0.02	
12	Farmiland Partners Inc	FPI	Equity		141.7	0.33		0.01	
12	Sector Totals				42,471.3	100.00	3.03	4.05	
5	S&P Sector Total				24,424.5				
Investment Sector: Mortgage									
1	Annaly Capital Management, Inc.	NLY	Mortgage	Home Financing	12,900.8	27.96		1.23	
2	AGNC Investment Corp.	AGNC	Mortgage	Home Financing	9,082.8	19.69		0.87	
3	New Residential Investment Corp.	NRZ	Mortgage	Home Financing	5,184.7	11.24		0.49	
4	Chimera Investment Corporation	CIM	Mortgage	Home Financing	3,331.8	7.22		0.32	
5	Two Harbors Investment Corp.	TWO	Mortgage	Home Financing	3,186.6	6.91		0.30	
6	MFA Financial, Inc.	MFA	Mortgage	Home Financing	2,995.9	6.49		0.29	
7	Invesco Mortgage Capital Inc.	IVR	Mortgage	Home Financing	1,616.5	3.50	0.20	0.15	
8	Redwood Trust, Inc.	RWT	Mortgage	Home Financing	1,249.8	2.71	0.15	0.12	
9	PennyMac Mortgage Investment Trust	PMT	Mortgage	Home Financing	1,133.6	2.46	0.14	0.11	
10	New York Mortgage Trust, Inc.	NYMT	Mortgage	Home Financing	916.4	1.99	0.11	0.09	
11	ARMOUR Residential REIT, Inc.	ARR	Mortgage	Home Financing	867.9	1.88	0.11	0.08	
12	Capstead Mortgage Corporation	CMO	Mortgage	Home Financing	606.5	1.31	0.08	0.06	
13	AG Mortgage Investment Trust, Inc.	MITT	Mortgage	Home Financing	449.2	0.97		0.04	
14	Ready Capital Corporation	RC	Mortgage	Home Financing	444.3	0.96		0.04	
15	Western Asset Mortgage Capital Corporation	WMC	Mortgage	Home Financing	401.3	0.87		0.04	
16	Anworth Mortgage Asset Corporation	ANH	Mortgage	Home Financing	397.1	0.86		0.04	
17	Dynex Capital, Inc.	DX	Mortgage	Home Financing	341.4	0.74		0.03	
18	Orchid Island Capital, Inc.	ORC	Mortgage	Home Financing	332.5	0.72		0.03	
19	Cherry Hill Mortgage Investment Corp.	CHMI	Mortgage	Home Financing	277.5	0.60		0.03	
20	Great Ajax Corp.	AJX	Mortgage	Home Financing	225.3	0.49		0.02	
21	Ellington Residential Mortgage REIT	EARN	Mortgage	Home Financing	130.0	0.28		0.01	
22	Hunt Companies Finance Trust, Inc.	HCFT	Mortgage	Home Financing	67.7	0.15		0.01	
22	Subsector Totals				46,139.6	100.00	0.79	4.40	
6	S&P Subsector Total				6,390.7				
1	Starwood Property Trust, Inc.	STWC	Mortgage	Commercial Financing	5,427.2	25.62		0.52	
2	Blackstone Mortgage Trust, Inc. Class A	BXMT	Mortgage	Commercial Financing	3,770.4	17.80		0.36	
3	Apollo Commercial Real Estate Finance, Inc.	ARI	Mortgage	Commercial Financing	2,208.5	10.46	0.27	0.21	
4	Ladder Capital Corp. Class A	LADR	Mortgage	Commercial Financing	1,608.0	7.59		0.15	
5	Colony Credit Real Estate, Inc. Class A	CLNC	Mortgage	Commercial Financing	1,318.3	6.22		0.13	
6	TPG RE Finance Trust, Inc.	TRTX	Mortgage	Commercial Financing	1,207.2	5.70		0.12	
7	KKR Real Estate Finance Trust Inc.	KREF	Mortgage	Commercial Financing	1,111.3	5.25		0.11	
8	Hannon Armstrong Sustainable Infrastructure Capital, Inc.	HASI	Mortgage	Commercial Financing	1,029.5	4.86		0.10	
9	Granite Point Mortgage Trust Inc.	GPMT	Mortgage	Commercial Financing	783.2	3.70	0.10	0.07	
10	Arbor Realty Trust, Inc.	ABR	Mortgage	Commercial Financing	759.2	3.58		0.07	
11	iStar Inc.	STAR	Mortgage	Commercial Financing	622.7	2.94	0.08	0.06	
12	Jernigan Capital, Inc.	JCAP	Mortgage	Commercial Financing	383.8	1.81		0.04	
13	Ares Commercial Real Estate Corporation	ACRE	Mortgage	Commercial Financing	372.9	1.76		0.04	
14	Exant Capital Corp.	XAN	Mortgage	Commercial Financing	317.1	1.50		0.03	
15	Owens Realty Mortgage, Inc.	ORM	Mortgage	Commercial Financing	161.5				
16	Sachem Capital Corp.	SACH	Mortgage	Commercial Financing	60.3				
17	Tremont Mortgage Trust	TRMT	Mortgage	Commercial Financing	28.8	0.14		0.00	
18	Arbor Realty Trust Dummy		Mortgage	Commercial Financing	9.0	0.04		0.00	
18	Subsector Totals				21,186.7	98.95	0.45	2.00	
3	S&P Subsector Total				3,622.3				
40	Sector Totals				67,326.4		1.24	6.41	
9	S&P Sector Total				10,013.0				
31	S&P 500 Large Cap				616,977.3		76.49	58.89	
34	S&P 400 Mid Cap				136,925.3		16.98	13.07	
43	S&P 600 Small Cap				52,659.2		6.53	5.03	
99	S&P Index Total				806,561.8		100.00	76.99	
226	Industry Total				1,047,641.3			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 - 2018)

Year	Acquirer	Target	Acquirer 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.	Criml 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	945	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	
	KailFER 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	Truststreet 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 - 2018)

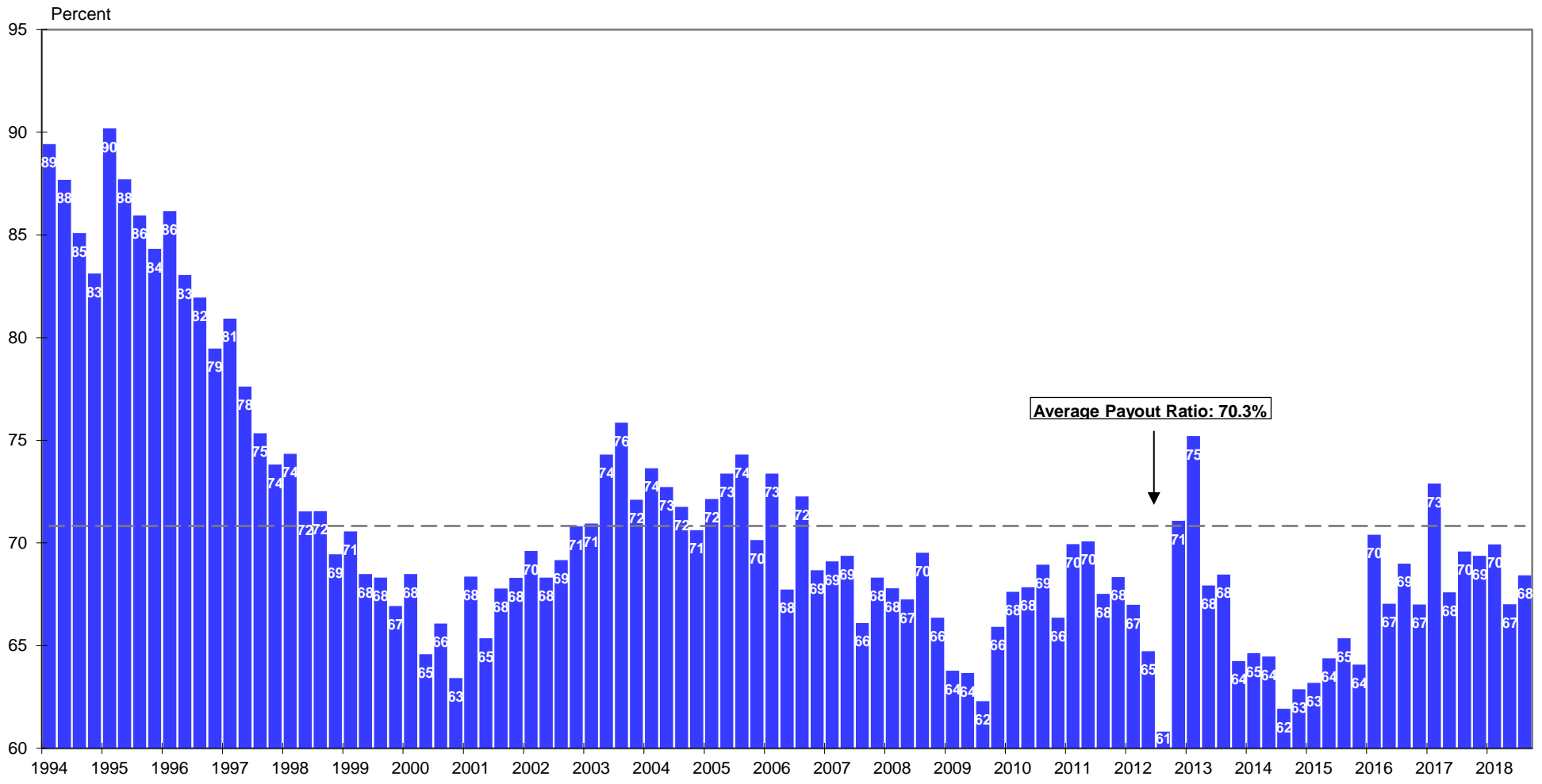
Year	Acquirer	Target	Acquirer Type	Deal Value	Announced	Completed	Status	
2011	AMB Property Corp.	ProLogis	Public REIT	16,517	31-Jan-11	3-Jun-11	Completed	
	Ventas, Inc.	Nationwide Health Properties, Inc.	Public REIT	7,010	28-Feb-11	1-Jul-11	Completed	
	Ventas, Inc.	Cogdell Spencer, Inc.	Public REIT	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		Origen 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	Biomed 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	1-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		Pending	
	Total Public to Public			50,985	67%			
	Total Public to Private			25,307	33%			
	Total				76,292			
	Industry Totals: 2004-2018							
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 Growth (%)	FFO Payout (%)	Debt/ EBITDA	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	
		31-Dec-2018	52 Week High	52 Week Low	2018	2019	2018	2019				2018 - 2019	2018: Q3	2018: Q3	Dec-18	QTD									YTD
Apartments																									
American Campus Communities	ACC	41.39	43.83	34.80	2.30	2.42	17.96	17.10	5.01	97.87	5.51	-5.57	1.69	5.59	5.59	4.08	9.40	4.45	5,653.9	5,696.7	34.3	899	38,189	0.675	BBB
Apartment Inv Management	AIV	43.88	47.35	38.00	2.50	2.55	17.58	17.20	2.18	64.41	7.33	-6.82	0.28	4.13	4.13	6.65	14.83	3.46	6,829.7	7,226.9	33.5	2,028	92,255	1.351	BBB-
Avalonbay Communities	AVB	174.05	191.67	153.90	9.01	9.35	19.31	18.61	3.74	66.52	4.05	-7.89	-3.10	0.95	0.95	1.29	11.47	3.38	24,055.2	24,056.6	23.8	780	141,716	0.589	A-
Bluerock Residential Growth REIT	BRG	9.02	10.30	7.24	0.21	0.38	42.20	23.97	76.02	-	11.37	0.76	-6.43	-4.28	-4.28	-0.25	-	7.21	214.3	286.6	80.3	342	3,235	1.510	
BRT Apartments	BRT	11.44	14.10	10.25	0.87	1.12	13.23	10.21	29.48	100.00	15.26	2.03	-3.31	3.73	3.73	25.87	12.33	6.99	179.3	179.3	82.2	37	422	0.235	
Camden Property	CPT	88.05	95.52	78.55	4.77	5.06	18.48	17.42	6.09	64.71	4.04	-6.89	-5.11	-1.02	-1.02	10.17	14.25	3.50	8,168.8	8,334.4	21.3	740	66,868	0.819	BBB+
Clipper Realty	CLPR	13.07	14.25	7.72	0.25	0.53	53.35	24.90	114.29	-	17.10	1.32	-2.75	35.61	35.61	-	-	2.91	232.8	576.8	60.2	38	479	0.206	
Equity Residential	EQR	66.01	72.65	55.26	3.26	3.43	20.27	19.27	5.18	66.67	5.34	-6.60	0.44	7.07	7.07	1.29	11.68	3.27	24,305.8	25,231.5	25.9	1,855	127,527	0.525	A-
Essex Prop Trust	ESS	245.21	265.68	217.81	12.62	13.10	19.42	18.72	3.76	58.68	5.06	-5.88	0.15	4.77	4.77	3.77	14.48	3.03	16,195.2	16,752.6	25.2	366	93,463	0.577	BBB+
Independence Realty Trust	IRT	9.18	10.53	8.28	0.74	0.78	12.47	11.71	6.46	105.88	9.56	-7.33	-9.48	-1.99	-1.99	15.78	10.52	7.84	798.4	806.7	54.4	658	6,469	0.810	
Investors Real Estate Trust	IRET	49.07	59.80	46.50	3.21	3.91	15.29	12.54	21.88	116.67	34.71	-6.62	-16.77	-8.89	-8.89	-5.47	-4.78	0.57	589.2	1,281.0	34.0	84	4,297	0.729	
Mid-America Apartment Comm	MAA	95.70	104.49	85.39	6.04	6.28	15.84	15.24	3.95	59.52	4.94	-7.59	-3.54	-1.04	-1.04	5.48	13.77	3.86	10,889.8	11,285.6	28.6	711	70,287	0.645	BBB+
NexPoint Residential Trust	NXRT	35.05	37.30	23.40	1.58	1.94	22.18	18.07	22.74	56.82	11.93	-3.20	6.40	29.88	29.88	44.63	-	2.92	811.3	813.9	53.0	153	5,388	0.664	
Preferred Apartment Communities	APTS	14.06	18.46	13.24	1.39	1.59	10.08	8.86	13.83	65.79	8.89	-4.37	-18.62	-25.86	-25.86	8.90	19.36	7.25	562.9	578.0	79.2	345	5,017	0.891	
UDR	UDR	39.62	42.91	32.92	1.94	2.06	20.42	19.27	5.97	65.82	5.72	-7.04	-1.22	6.41	6.41	5.20	15.01	3.26	10,602.3	11,575.8	24.8	2,700	111,022	1.047	BBB+
AVERAGE		62.32	68.59	54.22	3.38	3.63	21.21	16.87	21.37	76.10	10.05	-4.77	-4.09	3.67	3.67	9.10	11.86	4.26	7,339.3	7,645.5	44.1	782	51,109	0.752	
Manufactured Homes																									
Equity Lifestyle Properties	ELS	97.13	103.32	81.55	3.88	4.18	25.06	23.24	7.82	61.11	5.07	-1.85	1.28	11.73	11.73	16.04	24.90	2.27	8,717.2	9,282.5	19.8	424	42,016	0.482	
Sun Communities	SUI	101.71	108.32	83.96	4.59	4.91	22.17	20.72	7.01	69.61	6.47	-1.61	0.87	12.86	12.86	17.72	23.46	2.79	8,783.7	9,061.4	24.9	450	46,949	0.535	
UMH Properties	UMH	11.84	16.56	11.28	0.73	0.84	16.15	14.14	14.20	29.03	2.91	-9.13	-23.24	-16.24	-16.24	11.36	11.45	6.08	446.0	446.0	47.3	238	2,947	0.661	
AVERAGE		70.23	76.07	58.93	3.07	3.31	21.13	19.37	9.68	53.25	4.81	-4.20	-7.03	2.79	2.79	15.04	19.94	3.71	5,982.3	6,263.3	30.7	371	30,637	0.559	
Single Family Homes																									
American Homes 4 Rent	AMH	19.85	23.24	18.73	1.07	1.17	18.61	16.96	9.77	31.25	5.05	-4.46	-9.09	-8.23	-8.23	7.06	5.27	1.01	5,860.1	6,958.8	27.7	1,791	36,304	0.620	BBB-
Front Yard Residential	RESI	8.73	12.99	8.22	0.21	0.52	42.25	16.72	152.66	-	22.15	-1.40	-18.12	-21.82	-21.82	-5.65	-16.02	6.87	467.0	467.0	78.4	867	8,028	1.719	
Invitation Homes	INVH	20.08	23.94	19.42	1.17	1.24	17.09	16.17	5.74	45.83	10.51	-6.43	-11.91	-13.10	-13.10	-	-	2.19	10,448.9	10,630.4	47.1	2,339	48,765	0.467	
Reven Housing REIT	RVEN	3.30	4.85	2.58	-	-	-	-	-	-	-	11.11	-16.67	-28.61	-28.61	-21.31	-17.01	0.30	35.5	35.5	58.5	3	10	0.029	
AVERAGE		12.99	16.25	12.24	0.82	0.98	25.98	16.61	56.05	38.54	12.57	-0.30	-13.95	-17.94	-17.94	-6.63	-9.25	2.59	4,202.9	4,522.9	52.9	1,250	23,277	0.708	

REIT Payout Ratios: Dividends as a Percent of FFO

1994: Q1 - 2018: Q3



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

FTSE Nareit All REITs
Summary of Dividends and FFO by Property Sector
September 30, 2018

Sector	Number of Companies	Implied Market Cap (\$M)	2018: Q3			2018: YTD		
			Total Dividends (\$M)	Funds From Operations (\$M)	Payout Ratio (%)	Total Dividends (\$M)	Funds From Operations (\$M)	Payout Ratio (%)
Office	24	106,758	929	1,819	51.1	2,898	5,137	56.4
Industrial	14	91,995	702	1,127	62.3	2,138	3,377	63.3
Retail	36	183,049	11,826	3,779	312.9	16,990	10,626	159.9
Shopping Centers	19	57,896	788	1,064	74.1	2,338	3,198	73.1
Regional Malls	7	83,009	10,549	2,116	498.5	13,019	5,631	231.2
Free Standing	10	42,144	489	600	81.6	1,634	1,797	90.9
Residential	22	156,294	1,259	1,900	66.3	3,912	5,600	69.9
Apartments	15	116,991	1,038	1,501	69.1	3,256	4,444	73.3
Manufactured Homes	3	18,842	125	211	59.0	363	579	62.7
Single Family Homes	4	20,462	96	187	51.3	293	577	50.8
Diversified	18	59,929	893	834	107.0	3,076	2,449	125.6
Lodging/Resorts	21	62,583	848	1,246	68.0	2,584	4,133	62.5
Health Care	18	98,295	1,524	1,567	97.2	4,632	5,075	91.3
Self Storage	6	59,089	662	805	82.2	1,963	2,305	85.2
Timber	5	31,863	326	-	-	940	-	-
Infrastructure	7	134,017	939	1,585	59.2	2,800	4,592	61.0
Data Centers	5	73,481	544	799	68.0	1,814	2,546	71.2
Specialty	12	48,078	750	890	84.3	2,203	2,472	89.1
Equity REITs	188	1,105,431	21,200	16,353	129.6	45,950	48,311	95.1
Commercial Financing	16	22,026	375	-	-	1,144	-	-
Home Financing	22	49,150	1,680	-	-	4,301	-	-
Mortgage REITs	40	71,176	2,056	-	-	5,445	-	-

Notes:

¹Implied 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: Q3

(Publicly Traded Real Estate Investment Trusts)

Sector	Number of Companies	Implied Market Capitalization (\$M)	Debt Ratio	Interest Coverage	Fixed Charge Coverage
Office	24	106,758	35.7	4.44	4.30
Industrial	14	91,995	21.4	8.03	7.14
Retail	36	183,049	37.7	4.08	3.80
Shopping Centers	19	57,896	38.0	4.36	3.96
Regional Malls	7	83,009	39.8	3.90	3.67
Free Standing	10	42,144	32.8	4.03	3.80
Residential	22	156,294	29.5	4.16	3.85
Apartments	15	116,991	28.2	4.66	4.32
Manufactured Homes	3	18,842	23.2	4.21	3.87
Single Family Homes	4	20,462	40.4	2.60	2.40
Diversified	18	59,929	44.2	2.92	2.58
Lodging/Resorts	21	62,583	33.6	6.11	5.50
Health Care	18	98,295	36.8	4.50	4.36
Self Storage	6	59,089	15.5	9.82	6.20
Timber	5	31,863	21.5	7.05	7.05
Infrastructure	7	134,017	28.5	3.83	3.63
Data Centers	5	73,481	25.8	5.15	4.73
Specialty	12	48,078	39.5	3.76	3.68
Equity Totals	188	1,105,431	32.3	4.52	4.19
Commercial Financing	16	22,026	67.9	2.14	2.01
Home Financing	22	49,150	87.0	1.26	1.18
Mortgage Totals	38	71,176	84.1	1.42	1.33
Industry Totals	226	1,176,606	43.4	3.67	3.42

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 Dec 31, 2018)

(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)												
2009	38.26	31.75	3.92	32.22	25.18	3.83	43.43	37.82	3.76	40.45	33.00	4.48
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
Quarter (including current quarter to date)												
2017: Q4	3.83	2.87	3.84	1.82	0.73	4.20	5.60	4.59	3.38	7.70	7.24	3.40
2018: Q1	-4.30	-5.21	4.09	-7.46	-8.48	4.59	-0.18	-0.94	3.41	-0.73	-1.50	3.67
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
Month												
2018: Jul	0.88	0.72	3.92	0.69	0.49	4.24	0.91	0.80	3.35	1.47	1.35	3.78
Aug	1.02	1.01	3.89	2.71	2.88	4.15	-1.84	-2.20	3.42	-0.10	-0.21	3.77
Sep	-2.03	-2.45	3.97	-2.56	-3.13	4.25	-0.05	-0.35	3.43	-3.13	-3.25	3.90
Oct	-3.67	-3.84	4.11	-2.32	-2.51	4.36	-5.37	-5.48	3.62	-5.42	-5.62	4.04
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
Historical (compound annual rates at month-end)												
1-Year	-4.74	-8.37		-3.89	-7.65		-1.46	-5.03		-12.13	-15.42	
3-Year	3.67	-0.18		2.83	-1.13		6.68	2.94		1.70	-1.95	
5-Year	5.26	1.43		7.24	3.14		2.45	-1.00		4.38	0.73	
10-Year	10.53	6.35		12.06	7.63		8.76	5.02		9.73	5.33	
15-Year	7.59	3.46		8.17	3.67		7.38	3.69		6.59	2.56	
20-Year	8.56	4.14		9.60	4.48		7.70	4.01		7.88	3.80	
25-Year	7.39	2.94		10.52	4.81		5.24	1.70		7.59	3.50	

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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