



Media Update

NAREIT's Summary of REIT Facts and Figures

August 2010

U.S. REITs continued to significantly outpace broader market benchmarks in July and through the first seven months of the year.

- The total return of the FTSE NAREIT Equity REIT Index increased 9.52 percent in July, and the FTSE NAREIT All REITs Index was up 8.99 percent.
- By comparison, the S&P 500 was up 7.01 percent, and the NASDAQ Composite was up 6.90 percent.
- For the first seven months of the year, the total return of the FTSE NAREIT Equity REIT Index was up 15.61 percent, and the FTSE NAREIT All REITs Index was up 15.06 percent.
- By comparison, for the first seven months of the year, broader market benchmarks were in negative territory. The S&P 500 was down 0.11 percent, and the NASDAQ Composite was down 0.64 percent.
- U.S. REITs continued to reward investors with solid dividends. The dividend yield of the FTSE NAREIT All REITs Index at July 30 was 4.57 percent and the dividend yield of the FTSE NAREIT Equity REIT Index was 3.81 percent compared to 2.91 percent for 10-year U.S. Treasuries.

Most sectors of the U.S. REIT market delivered strong, double-digit gains in July and in the first seven months of 2010.

- In July, the REIT industry's gains were led by the Diversified sector, whose total return was up 11.48 percent. The Self-Storage sector was up 11.24 percent; Shopping Centers were up 10.81 percent ; and Apartments were up 10.80 percent.
- For the first seven months of the year, the Apartment sector led the REIT industry with a total return of 28.84 percent, followed by the Self-Storage sector with a total return of 21.78 percent. The Lodging/Resorts sector delivered an 18.51 percent total return and Regional Malls were up 17.09 percent.

July 30, 2010

Date	US Treasury 10-Year Note ¹	Standard & Poors S&P 500	Utilities ²	Dow Jones Industrials ³	Russell 2000 Total Return Indexes			NASDAQ Composite ³	FTSE NAREIT All REIT Index	
					2000	Growth	Value		Total	Price
End of Year Values										
2005	4.40	1,887.94	3,348.12	10,717.50	2,812.35	2,273.38	4,740.89	2,205.32	3,075.06	154.73
2006	4.71	2,186.13	4,050.79	12,463.15	3,328.90	2,576.77	5,854.03	2,415.29	4,131.39	198.53
2007	4.03	2,306.23	4,836.04	13,264.82	3,276.77	2,758.34	5,281.67	2,652.28	3,394.71	156.07
2008	2.25	1,452.98	3,434.53	8,776.39	2,169.65	1,695.28	3,753.98	1,577.03	2,127.27	92.02
2009	3.84	1,837.50	3,707.11	10,428.05	2,759.17	2,279.62	4,526.44	2,269.15	2,711.15	110.33
End of Month Values										
Mar-10	3.83	1,936.48	3,707.69	10,856.63	3,003.36	2,453.18	4,979.91	2,397.96	2,970.74	119.50
Apr-10	3.66	1,967.05	3,805.19	11,008.61	3,173.33	2,556.16	5,328.35	2,461.19	3,166.23	127.10
May-10	3.30	1,809.98	3,591.83	10,136.63	2,932.63	2,387.14	4,878.11	2,257.04	2,997.91	120.00
Jun-10	2.95	1,715.23	3,569.01	9,774.02	2,705.37	2,226.97	4,452.28	2,109.24	2,862.01	113.81
End of Week Values										
2-Jul-10	2.98	1,701.86	NA	9,686.48	2,658.84	2,191.01	4,370.85	2,091.79	2,803.41	111.44
9-Jul-10	3.06	1,794.94	NA	10,198.03	2,794.67	2,299.35	4,601.60	2,196.45	2,953.16	117.33
16-Jul-10	2.94	1,773.43	NA	10,097.90	2,710.53	2,232.71	4,457.73	2,179.05	2,898.45	115.13
23-Jul-10	2.99	1,836.75	NA	10,424.62	2,889.49	2,382.18	4,747.84	2,269.47	3,073.70	122.07
Current Week's Daily Index Values										
26-Jul-10	2.99	1,857.34	NA	10,525.43	2,954.18	2,438.66	4,847.63	2,296.43	3,150.75	125.13
27-Jul-10	3.05	1,855.39	NA	10,537.69	2,940.68	2,417.95	4,845.20	2,288.25	3,142.18	124.79
28-Jul-10	3.00	1,842.66	NA	10,497.88	2,890.40	2,372.82	4,770.12	2,264.56	3,133.63	124.39
29-Jul-10	3.00	1,835.29	NA	10,467.16	2,889.20	2,369.20	4,773.59	2,251.69	3,106.32	123.30
30-Jul-10	2.91	1,835.40	NA	10,465.94	2,891.28	2,374.26	4,770.09	2,254.70	3,119.41	123.82
Date	US Treasury 10-Year Note ¹	Standard & Poors S&P 500	Utilities ²	Dow Jones Industrials ³	Russell 2000 Total Return Indexes			NASDAQ Composite ³	FTSE NAREIT All REIT Index	
					2000	Growth	Value		Total	Price
Annual Percentage Change¹										
2006	0.31	15.79	20.99	16.29	18.37	13.35	23.48	9.52	34.35	28.31
2007	-0.68	5.49	19.38	6.43	-1.57	7.05	-9.78	9.81	-17.83	-21.39
2008	-1.78	-37.00	-28.98	-33.84	-33.79	-38.54	-28.92	-40.54	-37.34	-41.04
2009	1.59	26.46	7.94	18.82	27.17	34.47	20.58	43.89	27.45	19.90
2010	-0.94	-0.11	NA	0.36	4.79	4.15	5.38	-0.64	15.06	12.23
Monthly Percentage Change (Including Current Month to Date)¹										
Apr-10	-0.17	1.58	2.63	1.40	5.66	4.20	7.00	2.64	6.58	6.36
May-10	-0.36	-7.99	-5.61	-7.92	-7.59	-6.61	-8.45	-8.29	-5.32	-5.59
Jun-10	-0.35	-5.23	-0.64	-3.58	-7.75	-6.71	-8.73	-6.55	-4.53	-5.16
Jul-10	-0.04	7.01	NA	7.08	6.87	6.61	7.14	6.90	8.99	8.80
Weekly Percentage Change (Including Current Week to Date)¹										
9-Jul-10	0.08	5.47	NA	5.28	5.11	4.94	5.28	5.00	5.34	5.29
16-Jul-10	-0.12	-1.20	NA	-0.98	-3.01	-2.90	-3.13	-0.79	-1.85	-1.88
23-Jul-10	0.06	3.57	NA	3.24	6.60	6.69	6.51	4.15	6.05	6.03
30-Jul-10	-0.09	-0.07	NA	0.40	0.06	-0.33	0.47	-0.65	1.49	1.43
Latest Daily Percentage Change¹										
30-Jul-10	-0.09	0.01	NA	-0.01	0.07	0.21	-0.07	0.13	0.42	0.42

Source: FTSE™, NAREIT®.

Notes:

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

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

³ Price only returns.

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National Association of Real Estate Investment Trusts®
REITs: Building Dividends and Diversification®

Period	All REIT Index			Composite REIT Index			Real Estate 50 Index™ ¹			Equity REIT Index			Mortgage REIT Index			Hybrid REIT Index		
	Returns (%)	Dividend	Yield ²	Returns (%)	Dividend	Yield ²	Returns (%)	Dividend	Yield ²	Returns (%)	Dividend	Yield ²	Returns (%)	Dividend	Yield ²	Returns (%)	Dividend	Yield ²
	Total	Price		Total	Price		Total	Price		Total	Price		Total	Price		Total	Price	
Annual (including current year to date)																		
2005	8.29	2.51	5.06	8.29	2.51	5.06	13.67	8.51	4.07	12.16	6.67	4.57	-23.19	-30.87	10.68	-10.83	-17.16	7.97
2006	34.35	28.31	4.06	34.02	27.98	4.11	35.64	30.28	3.67	35.06	29.51	3.69	19.32	8.43	9.19	40.95	31.20	6.33
2007	-17.83	-21.39	5.29	-17.83	-21.42	5.35	-16.34	-19.57	4.77	-15.69	-19.05	4.91	-42.35	-47.69	10.52	-34.77	-40.17	12.16
2008	-37.34	-41.04	8.37	-37.84	-41.56	8.32	-37.31	-40.78	7.22	-37.73	-41.12	7.56	-31.31	-40.46	14.47	-75.53	-78.38	49.56
2009	27.45	19.90	4.63	27.80	20.15	4.69	27.62	20.36	4.48	27.99	21.28	3.73	24.63	8.26	14.86	41.30	35.47	20.06
2010	15.06	12.23	4.57	14.97	12.12	4.62	14.97	12.22	4.50	15.61	13.15	3.81	7.36	0.31	13.88	44.32	41.92	3.44
Quarter (including current quarter to date)																		
2009: Q2	27.49	25.39	6.75	27.28	25.17	6.81	26.88	24.88	6.26	28.85	26.99	5.86	14.89	10.63	15.49	1.43	-0.09	14.80
Q3	31.52	29.86	4.89	32.00	30.31	4.92	32.53	30.95	4.49	33.28	31.86	4.02	20.48	16.30	13.87	16.82	15.31	12.83
Q4	8.25	6.86	4.63	8.46	7.04	4.69	9.33	7.98	4.48	9.39	8.25	3.73	-1.25	-5.31	14.86	11.83	11.84	20.06
2010: Q1	9.57	8.31	4.58	9.46	8.20	4.64	8.58	7.34	4.50	10.02	8.89	3.86	2.41	-0.47	13.81	45.35	43.85	12.69
Q2	-3.66	-4.76	4.92	-3.66	-4.77	4.98	-3.22	-4.30	4.86	-4.06	-4.96	4.16	1.35	-2.35	14.40	-14.29	-14.82	3.98
Q3	8.99	8.80	4.57	9.02	8.81	4.62	9.41	9.25	4.50	9.52	9.33	3.81	3.43	3.21	13.88	15.84	15.82	3.44
Month (including current month to date)																		
February	5.06	4.73	4.99	5.08	4.74	5.07	5.33	4.94	4.96	5.34	4.97	4.16	2.08	2.18	14.52	14.02	12.86	15.21
March	9.42	8.70	4.58	9.36	8.65	4.64	8.94	8.27	4.50	10.18	9.67	3.86	0.47	-2.44	13.81	9.11	9.12	12.69
April	6.58	6.36	4.30	6.59	6.36	4.36	6.35	6.15	4.22	6.94	6.74	3.61	1.50	0.94	13.60	27.88	27.05	9.99
May	-5.32	-5.59	4.62	-5.30	-5.57	4.68	-4.83	-5.14	4.55	-5.55	-5.83	3.92	-1.72	-1.71	13.90	-16.19	-16.20	3.19
June	-4.53	-5.16	4.92	-4.56	-5.18	4.98	-4.38	-4.96	4.86	-5.02	-5.44	4.16	1.60	-1.58	14.40	-20.03	-19.99	3.98
July	8.99	8.80	4.57	9.02	8.81	4.62	9.41	9.25	4.50	9.52	9.33	3.81	3.43	3.21	13.88	15.84	15.82	3.44
Week (including current week to date)																		
25-Jun-10	-2.68	-2.84	4.66	-2.72	-2.87	4.71	-2.80	-2.98	4.59	-3.01	-3.04	3.93	0.72	-0.91	13.90	-1.77	-1.77	3.51
2-Jul-10	-7.36	-7.63	5.03	-7.36	-7.63	5.08	-7.29	-7.49	4.96	-7.69	-7.92	4.25	-3.24	-4.15	14.42	-14.37	-14.37	4.10
9-Jul-10	5.34	5.29	4.78	5.35	5.29	4.83	5.73	5.70	4.69	5.43	5.40	4.04	4.47	4.17	13.69	3.69	3.73	3.96
16-Jul-10	-1.85	-1.88	4.87	-1.85	-1.88	4.93	-1.77	-1.80	4.78	-1.79	-1.82	4.11	-2.45	-2.47	14.04	-2.48	-2.49	4.06
23-Jul-10	6.05	6.03	4.63	6.07	6.06	4.68	5.98	5.97	4.56	6.29	6.28	3.87	3.46	3.48	13.63	8.36	8.33	3.75
30-Jul-10	1.49	1.43	4.57	1.49	1.42	4.62	1.41	1.37	4.50	1.76	1.69	3.81	-1.74	-1.68	13.88	8.91	8.95	3.44
Historical (compound annual rates at month-end)																		
1-Year	50.29	43.14		50.97	43.73		52.27	45.26		53.90	47.72		23.50	7.03		62.76	58.03	
3-Year	-9.36	-14.36		-9.59	-14.63		-8.87	-13.62		-9.00	-13.50		-13.82	-24.79		-33.34	-38.60	
5-Year	-0.80	-5.92		-0.97	-6.13		0.32	-4.44		0.20	-4.47		-12.70	-22.71		-17.99	-24.17	
10-Year	9.43	2.95		9.34	2.84		9.81	4.04		9.86	3.77		8.75	-4.16		2.19	-5.63	
15-Year	9.20	2.37		9.14	2.30		NA	NA		9.76	3.25		5.13	-6.24		-0.39	-8.66	
20-Year	9.78	2.37		9.73	2.31		NA	NA		10.40	3.53		5.72	-6.22		2.59	-6.19	
25-Year	7.88	-0.09		7.84	-0.13		NA	NA		9.69	2.41		3.10	-8.60		1.17	-8.07	
30-Year	10.00	1.57		9.96	1.53		NA	NA		11.71	4.01		5.23	-6.66		4.70	-4.69	
35-Year	11.37	2.57		11.34	2.54		NA	NA		13.10	4.83		6.83	-4.98		6.77	-2.73	

Source: FTSE™, NAREIT®.

Notes:

¹ The Real Estate 50 Index™ is a supplemental benchmark to measure the performance of larger and more frequently traded equity real estate investment trusts

² Dividend yield quoted in percent for the period end.

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Property Sector/Subsector	Number of REITs	Period to Date Performance (%)						Compound Annual Total Returns Through Prior Month's Close (%)			
		Dividend Yield	Price Return 30-Jul-10	Total Returns				1-Year	3-Year	5-Year	10-year
				30-Jul-10	M-T-D	Q-T-D	Y-T-D				
FTSE NAREIT Equity REITs	111	3.81	0.46	0.46	9.52	9.52	15.61	53.90	-9.00	0.20	9.86
Industrial/Office	29	4.03	0.76	0.76	9.11	9.11	5.33	46.01	-17.10	-4.64	5.57
Industrial	8	5.07	1.65	1.65	5.85	5.85	-8.73	29.84	-30.20	-14.09	1.66
Office	15	3.33	0.73	0.73	10.73	10.73	11.56	56.80	-11.20	-0.24	7.47
Mixed	6	5.56	-0.44	-0.44	7.11	7.11	3.68	31.60	-14.08	-4.38	5.31
Retail	26	3.73	0.74	0.74	10.28	10.28	16.37	52.39	-14.63	-4.92	11.47
Shopping Centers	16	3.75	0.19	0.19	10.81	10.81	14.35	33.87	-17.30	-6.42	9.10
Regional Malls	6	3.32	1.22	1.22	10.44	10.44	17.09	72.04	-16.08	-5.98	12.77
Free Standing	4	6.11	0.31	0.31	7.08	7.08	20.64	40.75	8.53	8.34	16.21
Residential	16	3.43	0.63	0.63	10.81	10.81	28.19	74.27	-3.55	4.91	10.46
Apartments	14	3.41	0.67	0.67	10.80	10.80	28.84	75.85	-3.67	5.10	10.71
Manufactured Homes	2	3.90	-0.15	-0.15	10.99	10.99	16.14	47.32	-0.43	0.95	6.06
Diversified	7	3.66	0.31	0.31	11.48	11.48	17.69	58.58	-9.76	-0.27	9.68
Lodging/Resorts	11	1.51	0.08	0.08	7.00	7.00	18.51	71.67	-17.42	-4.53	4.56
Health Care	12	5.39	0.27	0.27	8.14	8.14	13.44	49.55	10.48	10.66	20.19
Self Storage	4	3.21	-0.44	-0.44	11.24	11.24	21.78	41.68	4.86	8.10	16.76
Specialty	6	4.13	-0.12	-0.11	7.17	7.17	14.33	42.61	3.84	9.07	5.47
FTSE NAREIT Hybrid REITs	3	3.44	4.09	4.06	15.84	15.84	44.32	62.76	-33.34	-17.99	2.19
FTSE NAREIT Mortgage REITs	20	13.88	0.00	-0.01	3.43	3.43	7.36	23.50	-13.82	-12.70	8.75
Home Financing	15	14.22	-0.01	-0.01	3.39	3.39	7.52	24.11	-5.94	-9.31	11.32
Commercial Financing	5	6.15	0.24	0.17	4.39	4.39	3.70	2.51	-54.83	-38.75	-9.80

Source: FTSE™, NAREIT®.

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