

National Association of Real Estate Investment Trusts ® REIT Industry Fact Sheet

Data as of May 31, 2016, 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 = \$993 billion
- FTSE NAREIT All Equity REITs equity market capitalization = \$933 billion
- REITs own approximately \$1.8 trillion of commercial real estate assets, including listed and non-listed public Equity and Mortgage REITs
- 219 REITs are in the FTSE NAREIT All REITs Index
- 193 REITs trade on the New York Stock Exchange
- NYSE listed REITs equity market capitalization = \$932 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 May 31, 2016:

	FTSE NAREIT			Russell 2000	NASDAQ Composite	Dow Jones
	All REITs	All Equity REITs	S&P 500			Industrial Average
2016: YTD	6.53	6.32	3.57	2.28	-0.61	3.34
1-Year	10.03	10.86	1.72	-5.97	-1.18	1.39
3-Year	9.85	10.00	11.06	6.93	14.10	8.19
5-Year	10.29	10.33	11.67	7.86	13.17	9.96
10-Year	6.80	7.28	7.41	6.27	9.68	7.55
15-Year	10.76	11.22	5.56	7.21	5.84	5.90
20-Year	10.37	10.93	7.88	7.39	7.15	8.35
25-Year	10.70	11.32	9.18	9.26	9.55	7.34
30-Year	9.26	10.50	9.87	8.54	8.74	7.78
35-Year	10.47	11.87	11.10	9.55	9.26	8.59
40-Year	11.77	13.41	11.12	-	10.60	7.53
1972 - 2016	9.81	12.04	10.32	-	8.74	6.97

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

Returns in italics are price-only.

Dividends

Yield Comparison

- FTSE NAREIT All REITs: 4.20%
- FTSE NAREIT All Equity REITs: 3.79%
- S&P 500: 2.15%

- Public listed REITs paid out approximately \$46.5 billion and public non-listed REITs paid out approximately \$4.5 billion in dividends during 2015.
- On average, 66 percent of the annual dividends paid by REITs qualify as ordinary taxable income, 12 percent qualify as return of capital and 22 percent qualify as long-term capital gains.

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Leverage and Coverage Ratios

(Data as of 2015: Q4)

Equity REITs

- Debt Ratio: 33.4%
- Coverage Ratio: 4.1x
- Fixed Charge Ratio: 3.7x
- 46 Equity REITs are rated investment grade, 68 percent by equity market capitalization.

All REITs

- Debt Ratio: 43.6%
- Coverage Ratio: 3.8x
- Fixed Charge Ratio: 3.5x
- 46 REITs are rated investment grade, 62 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

- May 2016: \$7.1 billion
- May 2011: \$3.5 billion
- May 2006: \$2.1 billion

Capital Offerings

	2016: YTD	
	Number of Offerings	Capital Raised (\$M)
IPOs	1	1,208
Secondary Common	36	12,260
Secondary Preferred	15	1,735
Secondary Debt	32	17,530
Total	84	32,733

Exhibit 1

Investment Performance:

FTSE NAREIT US Real Estate Index Series

May 31, 2016

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)																		
2011	7.28	2.37	4.83	7.30	2.34	4.90	9.45	4.69	4.60	8.28	4.32	3.82	8.29	4.32	3.83	-2.42	-15.14	14.82
2012	20.14	14.98	4.38	19.73	14.54	4.46	18.05	13.37	4.09	19.70	15.61	3.51	18.06	13.86	3.70	19.89	5.83	12.93
2013	3.21	-1.15	4.43	2.34	-2.03	4.51	-0.53	-4.44	4.17	2.86	-0.80	3.91	2.47	-1.33	4.09	-1.96	-12.42	10.31
2014	27.15	21.93	4.00	27.23	22.00	4.06	28.73	23.86	3.77	28.03	23.44	3.56	30.14	25.25	3.65	17.88	6.30	10.66
2015	2.29	-1.95	4.30	2.05	-2.20	4.33	4.40	0.42	3.74	2.83	-0.98	3.85	3.20	-0.68	3.92	-8.88	-18.48	12.15
2016	6.53	5.14	4.20	6.56	5.16	4.21	5.42	4.25	3.69	6.32	5.05	3.79	5.99	4.68	3.86	10.58	6.96	11.11
Quarter (including current quarter to date)																		
2015: Q1	4.05	3.11	3.80	3.86	2.92	3.84	4.18	3.31	3.55	3.98	3.14	3.37	4.75	3.87	3.43	2.35	-0.10	10.56
Q2	-8.93	-9.91	4.34	-8.95	-9.94	4.38	-9.40	-10.31	4.09	-9.06	-9.94	3.87	-9.95	-10.81	3.99	-7.27	-9.84	11.46
Q3	0.76	-0.35	4.44	0.73	-0.38	4.48	2.42	1.37	4.10	0.99	-0.02	3.97	2.00	0.97	4.03	-2.96	-5.46	12.00
Q4	7.13	5.92	4.30	7.13	5.92	4.33	7.99	6.91	3.74	7.68	6.61	3.85	7.26	6.17	3.92	-1.06	-4.26	12.15
2016: Q1	5.86	4.89	4.19	5.75	4.78	4.21	5.38	4.62	3.66	5.84	4.99	3.76	6.00	5.13	3.81	4.26	1.28	11.83
Q2	0.63	0.24	4.20	0.77	0.37	4.21	0.04	-0.35	3.69	0.46	0.06	3.79	-0.02	-0.43	3.86	6.06	5.61	11.11
Month																		
2015: Dec	1.19	0.49	4.30	1.13	0.43	4.33	2.04	1.47	3.74	1.31	0.73	3.85	1.84	1.26	3.92	-1.80	-4.31	12.15
2016: Jan	-3.48	-3.61	4.47	-3.62	-3.74	4.50	-3.51	-3.61	3.87	-3.52	-3.64	4.00	-3.35	-3.49	4.07	-5.25	-5.44	12.78
Feb	-0.29	-0.51	4.51	-0.25	-0.49	4.54	-0.77	-1.02	3.95	-0.43	-0.66	4.05	-0.42	-0.68	4.11	2.69	2.51	12.47
Mar	9.99	9.37	4.19	10.00	9.38	4.21	10.06	9.66	3.66	10.17	9.68	3.76	10.14	9.68	3.81	7.16	4.48	11.83
Apr	-1.66	-1.83	4.28	-1.62	-1.77	4.30	-2.09	-2.22	3.76	-1.81	-1.96	3.86	-2.39	-2.52	3.94	1.72	1.45	11.61
May	2.34	2.10	4.20	2.43	2.18	4.21	2.17	1.91	3.69	2.31	2.07	3.79	2.43	2.15	3.86	4.27	4.10	11.11
Week (including current week to date)																		
29-Apr-16	0.00	-0.04	4.28	0.04	0.00	4.30	-0.24	-0.28	3.76	-0.03	-0.07	3.86	-0.02	-0.06	3.94	1.33	1.19	11.61
6-May-16	4.15	4.06	4.12	4.13	4.04	4.14	4.20	4.08	3.61	4.24	4.15	3.71	4.72	4.61	3.76	2.32	2.32	11.34
13-May-16	-1.19	-1.27	4.17	-1.13	-1.22	4.19	-1.26	-1.35	3.66	-1.32	-1.41	3.76	-1.45	-1.55	3.82	2.03	2.01	11.08
20-May-16	-2.42	-2.43	4.28	-2.39	-2.41	4.29	-2.36	-2.38	3.75	-2.46	-2.48	3.86	-2.67	-2.69	3.93	-1.25	-1.26	11.22
27-May-16	1.90	1.86	4.20	1.91	1.87	4.21	1.74	1.70	3.69	1.96	1.93	3.79	1.95	1.91	3.86	0.95	0.81	11.13
31-May-16	0.01	0.00	4.20	0.02	0.01	4.21	-0.03	-0.03	3.69	0.01	0.00	3.79	0.02	0.00	3.86	0.19	0.19	11.11
Historical (compound annual rates at month-end)																		
1-Year	10.03	5.48		10.02	5.46		11.27	7.18		10.86	6.77		10.62	6.48		-1.34	-11.96	
3-Year	9.85	5.32		9.55	5.01		9.79	5.66		10.00	6.04		10.34	6.22		3.90	-6.95	
5-Year	10.29	5.62		9.96	5.28		9.71	5.44		10.33	6.42		10.35	6.30		5.60	-6.21	
10-Year	6.80	1.88		6.57	1.62		6.87	2.28		7.28	2.98		7.27	2.91		-0.94	-12.22	
15-Year	10.76	5.05		10.61	4.87		10.98	5.81		11.22	6.05		11.21	6.00		5.62	-6.78	
20-Year	10.37	4.18		10.25	4.05		-	-		10.93	5.18		10.92	5.14		4.73	-6.76	
25-Year	10.70	4.04		10.61	3.93		-	-		11.32	5.18		11.31	5.16		5.77	-6.09	
30-Year	9.26	1.91		9.18	1.82		-	-		10.50	3.84		10.49	3.82		4.40	-7.42	
35-Year	10.47	2.67		10.40	2.59		-	-		11.87	4.79		11.86	4.77		5.82	-6.08	
40-Year	11.77	3.58		11.72	3.52		-	-		13.41	5.76		13.41	5.74		6.90	-4.95	

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

May 31, 2016

Sector	Number of Constituents	Total Return (%)			Dividend Yield (%)	Market Capitalization (\$)¹	
		2015	May	2016: YTD		Equity	Implied
FTSE NAREIT All Equity REITs	165	2.83	2.31	6.32	3.79	932,995,797	973,661,021
FTSE NAREIT Equity REITs	156	3.20	2.43	5.99	3.86	823,257,454	863,630,308
Industrial	11	2.64	6.02	14.20	3.60	54,372,283	56,533,538
Office	26	0.29	0.48	3.75	3.28	93,824,797	103,742,430
Retail	31	4.56	-0.18	5.18	3.61	211,594,859	227,017,497
Shopping Centers	17	4.72	1.07	7.45	3.42	72,541,726	74,135,814
Regional Malls	8	4.23	-1.64	0.71	3.50	107,379,685	121,154,474
Free Standing	6	5.88	1.88	17.01	4.33	31,673,449	31,727,209
Residential	21	17.07	4.05	0.91	3.06	129,323,950	134,547,577
Apartments	15	16.45	3.51	-0.08	3.12	110,971,811	114,436,859
Manufactured Homes	3	25.65	5.23	7.14	3.00	10,488,525	11,216,769
Single Family Homes	3	1.77	13.92	11.74	1.85	7,863,615	8,893,949
Diversified	14	-0.49	3.42	4.71	4.60	46,153,864	48,539,333
Lodging/Resorts	17	-24.42	-2.79	-2.40	5.86	40,125,081	40,497,313
Health Care	17	-7.25	2.28	6.44	5.53	96,246,413	97,078,361
Self Storage	5	40.65	4.94	3.90	2.72	65,576,784	67,076,525
Timber	4	-6.97	-1.20	7.76	3.96	29,907,225	29,907,225
Infrastructure	5	3.74	2.55	9.20	3.04	79,831,117	80,123,488
Data Centers	6	1.54	8.94	24.34	2.74	50,521,119	53,059,321
Specialty	8	1.69	3.99	21.43	5.83	35,518,305	35,538,413
FTSE NAREIT Mortgage REITs	38	-8.88	4.27	10.58	11.11	56,079,023	56,525,750
Home Financing	26	-9.75	4.17	13.75	11.94	41,577,292	41,619,784
Commercial Financing	12	-5.99	4.55	1.87	8.70	14,501,731	14,905,966

Source: FTSE^{1M}, NAREIT®.

Notes:

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

Exhibit 3 Selected Indicators of Equity Market Performance

(Period ending index levels and percent change)

May 31, 2016

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)												
2006	9,709.31	35.06	2,186.13	15.79	20,164.25	19.05	3,328.90	18.37	2,468.60	10.28	4.71	0.32
2007	8,185.75	-15.69	2,306.23	5.49	21,955.77	8.88	3,276.77	-1.57	2,728.97	10.55	4.04	-0.67
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	15,576.94	6.32	3,957.95	3.57	36,918.04	3.34	5,555.53	2.28	5,588.20	-0.61	1.84	-0.43
Quarter (including current quarter to date)												
2014: Q3	12,615.85	-2.48	3,592.25	1.13	33,887.13	1.87	5,178.71	-7.36	4,973.26	2.24	2.52	-0.01
Q4	14,247.97	12.94	3,769.44	4.93	35,650.39	5.20	5,682.50	9.73	5,256.55	5.70	2.17	-0.35
2015: Q1	14,815.12	3.98	3,805.27	0.95	35,766.56	0.33	5,927.72	4.32	5,455.74	3.79	1.94	-0.23
Q2	13,472.42	-9.06	3,815.85	0.28	35,661.51	-0.29	5,952.67	0.42	5,566.61	2.03	2.35	0.41
Q3	13,605.29	0.99	3,570.17	-6.44	33,172.48	-6.98	5,243.24	-11.92	5,171.97	-7.09	2.06	-0.29
Q4	14,650.51	7.68	3,821.60	7.04	35,726.03	7.70	5,431.67	3.59	5,622.56	8.71	2.27	0.21
2016: Q1	15,505.92	5.84	3,873.11	1.35	36,511.70	2.20	5,349.19	-1.52	5,485.95	-2.43	1.78	-0.49
Q2	15,576.94	0.46	3,957.95	2.19	36,918.04	1.11	5,555.53	3.86	5,588.20	1.86	1.84	0.06
Month												
2015: May	14,050.82	-0.22	3,891.18	1.29	36,412.59	1.35	5,908.42	2.28	5,654.68	2.76	2.12	0.07
Jun	13,472.42	-4.12	3,815.85	-1.94	35,661.51	-2.06	5,952.67	0.75	5,566.61	-1.56	2.35	0.23
Jul	14,144.31	4.99	3,895.80	2.10	35,848.13	0.52	5,883.49	-1.16	5,727.02	2.88	2.20	-0.15
Aug	13,321.15	-5.82	3,660.75	-6.03	33,627.04	-6.20	5,513.76	-6.28	5,343.22	-6.70	2.21	0.01
Sep	13,605.29	2.13	3,570.17	-2.47	33,172.48	-1.35	5,243.24	-4.91	5,171.97	-3.20	2.06	-0.15
Oct	14,485.70	6.47	3,871.33	8.44	36,022.77	8.59	5,538.65	5.63	5,660.04	9.44	2.16	0.10
Nov	14,461.00	-0.17	3,882.84	0.30	36,276.86	0.71	5,718.81	3.25	5,732.25	1.28	2.21	0.05
Dec	14,650.51	1.31	3,821.60	-1.58	35,726.03	-1.52	5,431.67	-5.02	5,622.56	-1.91	2.27	0.06
2016: Jan	14,134.87	-3.52	3,631.96	-4.96	33,801.70	-5.39	4,954.04	-8.79	5,183.11	-7.82	1.94	-0.33
Feb	14,074.39	-0.43	3,627.06	-0.13	34,054.29	0.75	4,953.82	0.00	5,129.98	-1.03	1.74	-0.20
Mar	15,505.92	10.17	3,873.11	6.78	36,511.70	7.22	5,349.19	7.98	5,485.95	6.94	1.78	0.04
Apr	15,224.70	-1.81	3,888.13	0.39	36,736.72	0.62	5,433.14	1.57	5,382.26	-1.89	1.83	0.05
May	15,576.94	2.31	3,957.95	1.80	36,918.04	0.49	5,555.53	2.25	5,588.20	3.83	1.84	0.01
Historical (compound annual rates)												
1-Year		10.86		1.72		1.39		-5.97		-1.18		
3-Year		10.00		11.06		8.19		6.93		14.10		
5-Year		10.33		11.67		9.96		7.86		13.17		
10-Year		7.28		7.41		7.55		6.27		9.68		
15-Year		11.22		5.56		5.90		7.21		5.84		
20-Year		10.93		7.88		8.35		7.39		7.15		
25-Year		11.32		9.18		7.34		9.26		9.55		
30-Year		10.50		9.87		7.78		8.54		8.74		
35-Year		11.87		11.10		8.60		9.55		9.26		
40-Year		13.41		11.12		7.53		-		10.60		

Source: NAREIT[®], FactSet.

¹ Ten-year constant maturity Treasury note

Returns in italics are price-only.

Exhibit 4 Historical Offerings of Securities

May 31, 2016

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)										
2008	82	17,991	2	491	60	11,132	9	1,195	11	5,173
2009	130	34,656	9	2,990	87	21,244	0	0	34	10,422
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	76,958	19	5,707	121	35,756	28	4,755	86	30,739
2014	218	63,642	5	3,984	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	84	32,733	1	1,208	36	12,260	15	1,735	32	17,530
Quarterly Totals										
2015: Q1	53	22,087	4	932	24	11,114	3	1,441	22	8,600
Q2	54	18,284	2	436	29	7,438	2	391	21	10,020
Q3	24	8,678	0	0	8	1,740	1	288	15	6,650
Q4	31	10,244	1	55	14	3,141	2	117	14	6,931
2016: Q1	38	15,133	0	0	20	6,617	4	541	14	7,975
Q2	46	17,600	1	1,208	16	5,644	11	1,194	18	9,555
Monthly Totals										
2014: Aug	12	3,049	0	0	4	695	1	88	7	2,266
Sep	33	9,889	0	0	16	4,871	3	218	14	4,800
Oct	15	3,851	0	0	8	849	2	1,349	5	1,654
Nov	19	6,922	2	3,221	7	1,335	2	240	8	2,125
Dec	8	1,690	0	0	8	1,690	0	0	0	0
2015: Jan	26	8,518	1	529	11	2,723	2	66	12	5,200
Feb	9	7,245	2	288	6	5,581	1	1,375	0	0
Mar	18	6,324	1	115	7	2,809	0	0	10	3,400
Apr	17	6,259	1	299	10	3,409	2	391	4	2,160
May	17	6,594	1	137	5	163	0	0	11	6,295
Jun	20	5,430	0	0	14	3,865	0	0	6	1,565
Jul	6	2,010	0	0	3	910	0	0	3	1,100
Aug	10	2,968	0	0	5	830	1	288	4	1,850
Sep	8	3,700	0	0	0	0	0	0	8	3,700
Oct	14	4,470	1	55	4	1,098	2	117	7	3,200
Nov	11	5,209	0	0	4	1,478	0	0	7	3,731
Dec	6	566	0	0	6	566	0	0	0	0
2016: Jan	17	8,087	0	0	6	1,537	1	300	10	6,250
Feb	5	2,677	0	0	2	1,227	0	0	3	1,450
Mar	16	4,369	0	0	12	3,853	3	241	1	275
Apr	19	8,251	1	1,208	8	2,072	2	62	8	4,910
May	27	9,349	0	0	8	3,572	9	1,132	10	4,645

Source: SNL Financial, NAREIT®.

Notes:

¹ Data presented in millions of dollars.

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