

REIT Industry Fact Sheet

Data as of July 31, 2014, 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 = \$809 billion
- FTSE NAREIT All Equity REITs equity market capitalization = \$740 billion
- REITs own approximately \$1 trillion of commercial real estate assets, including listed and non-listed REITs
- 209 REITs are in the FTSE NAREIT All REITs Index
- 181 REITs trade on the New York Stock Exchange
- NYSE listed REITs equity market capitalization = \$774 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 July 31, 2014:

	FTSE NAREIT		S&P 500	Russell 2000	NASDAQ Composite ¹	Dow Jones Industrial Average ¹
	All REITs	All Equity REITs				
2014: YTD	15.92	16.29	5.66	-3.06	4.63	-0.08
1-Year	12.90	12.13	16.94	8.56	20.50	6.86
3-Year	11.80	11.52	16.84	13.59	16.60	10.90
5-Year	20.51	21.22	16.79	16.56	17.17	12.55
10-Year	8.82	9.64	8.00	8.78	8.76	5.03
15-Year	11.02	11.50	4.47	7.76	3.42	2.98
20-Year	10.47	10.89	9.53	9.38	9.42	7.69
25-Year	9.84	10.68	9.45	9.30	9.48	7.59
30-Year	9.74	11.49	11.53	10.25	10.32	9.41
35-Year	10.86	12.34	11.79	11.18	10.30	8.87
40-Year	11.77	13.55	11.65	-	10.89	8.02
1972 - 2014	9.79	12.10	10.47	-	8.81	7.11

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

¹ Price only returns.

Dividends

Yield Comparison

- FTSE NAREIT All REITs: 4.08%
- FTSE NAREIT All Equity REITs: 3.53%
- S&P 500: 2.06%

- REITs paid out approximately \$34 billion in dividends in 2013.
- On average, 68 percent of the annual dividends paid by REITs qualify as ordinary taxable income, 13 percent qualify as return of capital and 19 percent qualify as long-term capital gains.

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Leverage and Coverage Ratios

(Balance sheet data as of March 31, 2014)

Equity REITs

- Debt Ratio: 34.4%
- Coverage Ratio: 3.5x
- Fixed Charge Ratio: 3.2x
- 56 Equity REITs are rated investment grade, 65 percent by equity market capitalization.

All REITs

- Debt Ratio: 46.7%
- Coverage Ratio: 3.1x
- Fixed Charge Ratio: 2.8x
- 56 REITs are rated investment grade, 60 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

- July 2014: \$4.9 billion
- July 2009: \$3.1 billion
- July 2004: \$974 million

Capital Offerings

	2014: YTD	
	Number of Offerings	Capital Raised (\$M)
IPOs	3	763
Secondary Common	59	14,666
Secondary Preferred	16	2,723
Secondary Debt	53	20,089
Total	131	38,241

Exhibit 1

Investment Performance:

FTSE NAREIT US Real Estate Index Series

July 31, 2014

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)																		
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	27.99	21.28	3.73	24.63	8.26	14.86
2010	27.58	21.81	4.23	27.56	21.76	4.31	26.72	21.13	4.09	27.95	23.07	3.54	27.96	23.06	3.58	22.60	7.01	13.03
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	15.92	13.37	4.08	16.19	13.63	4.10	17.24	14.90	3.79	16.29	14.04	3.53	17.70	15.28	3.76	14.90	9.25	10.45
Quarter (including current quarter to date)																		
2013: Q2	-3.39	-4.41	4.27	-3.61	-4.64	4.36	-3.10	-4.06	4.00	-2.13	-2.98	3.53	-1.57	-2.44	3.67	-15.30	-17.87	12.31
Q3	-2.39	-3.44	4.34	-2.55	-3.60	4.39	-3.01	-3.97	4.06	-2.61	-3.51	3.68	-3.09	-4.02	3.83	-1.92	-4.46	11.33
Q4	0.31	-0.87	4.43	-0.14	-1.32	4.51	-1.34	-2.41	4.17	-0.17	-1.17	3.91	-0.71	-1.76	4.09	0.15	-2.74	10.31
2014: Q1	8.57	7.47	4.14	8.76	7.64	4.20	9.09	8.09	3.83	8.52	7.55	3.64	9.98	8.92	3.91	11.16	8.45	9.94
Q2	6.97	5.85	4.03	7.02	5.90	4.06	7.22	6.18	3.76	7.13	6.15	3.52	6.98	5.97	3.76	5.91	3.38	9.70
Q3	-0.19	-0.34	4.08	-0.18	-0.31	4.10	0.23	0.12	3.79	0.03	-0.11	3.53	0.03	-0.12	3.76	-2.41	-2.55	10.45
Month																		
2014: Feb	4.69	4.43	4.04	4.63	4.36	4.13	4.76	4.47	3.80	4.67	4.37	3.59	5.01	4.71	3.88	4.30	4.26	9.56
Mar	0.32	-0.32	4.14	0.38	-0.27	4.20	0.38	-0.18	3.83	0.35	-0.12	3.64	0.56	0.04	3.91	0.58	-1.72	9.94
Apr	2.88	2.71	4.05	2.89	2.73	4.12	3.36	3.22	3.76	2.99	2.83	3.57	3.31	3.14	3.82	1.86	1.72	9.80
May	2.76	2.49	3.97	2.87	2.59	4.04	2.94	2.64	3.68	2.91	2.62	3.49	2.41	2.11	3.76	2.38	2.21	9.55
Jun	1.18	0.55	4.03	1.11	0.49	4.06	0.77	0.22	3.76	1.07	0.59	3.52	1.11	0.62	3.76	1.56	-0.57	9.70
Jul	-0.19	-0.34	4.08	-0.18	-0.31	4.10	0.23	0.12	3.79	0.03	-0.11	3.53	0.03	-0.12	3.76	-2.41	-2.55	10.45
Week (including current week to date)																		
27-Jun-14	0.25	-0.09	4.02	0.27	-0.08	4.06	0.40	0.13	3.76	0.22	-0.01	3.52	0.05	-0.20	3.75	0.79	-0.87	9.69
3-Jul-14	-0.33	-0.39	4.07	-0.37	-0.43	4.10	-0.44	-0.49	3.81	-0.25	-0.30	3.53	-0.40	-0.46	3.76	-1.63	-1.79	10.38
11-Jul-14	0.92	0.87	4.04	0.92	0.88	4.06	1.07	1.04	3.77	0.94	0.91	3.50	1.06	1.02	3.72	0.71	0.58	10.33
18-Jul-14	1.17	1.16	3.99	1.20	1.18	4.02	1.31	1.29	3.73	1.27	1.25	3.46	1.35	1.34	3.68	0.41	0.41	10.28
25-Jul-14	-0.63	-0.65	4.02	-0.64	-0.66	4.04	-0.62	-0.64	3.75	-0.72	-0.74	3.48	-0.64	-0.66	3.70	0.30	0.30	10.25
31-Jul-14	-1.35	-1.37	4.08	-1.31	-1.34	4.10	-1.10	-1.11	3.79	-1.24	-1.27	3.53	-1.48	-1.52	3.76	-2.12	-2.12	10.45
Historical (compound annual rates at month-end)																		
1-Year	12.90	8.13		12.44	7.66		11.80	7.43		12.13	8.01		12.18	7.85		15.16	3.84	
3-Year	11.80	6.95		11.43	6.56		10.31	5.87		11.52	7.55		11.28	7.17		10.54	-1.99	
5-Year	20.51	15.20		454.51	180.48		20.16	15.16		21.22	16.81		21.09	16.58		12.03	-1.29	
10-Year	8.82	3.54		135.48	67.48		9.46	4.58		9.64	4.97		9.58	4.87		-1.23	-12.37	
15-Year	11.02	4.76		77.00	41.03		-	-		11.50	5.74		11.46	5.67		6.27	-6.23	
20-Year	10.47	3.92		53.45	29.41		-	-		10.89	4.78		10.86	4.73		6.74	-5.05	
25-Year	9.84	2.55		40.86	22.91		-	-		10.68	4.01		10.66	3.97		5.36	-6.66	
30-Year	9.74	2.01		33.04	18.75		-	-		11.49	4.42		11.47	4.39		4.90	-6.99	
35-Year	10.86	2.62		27.72	15.87		-	-		12.34	4.65		12.32	4.62		6.11	-5.89	
40-Year	11.77	3.25		23.88	13.76		-	-		13.55	5.62		13.54	5.60		7.27	-4.72	

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

July 31, 2014

Sector	Number of Constituents	Total Return (%)			Dividend Yield (%)	Market Capitalization (\$)¹	
		2013	July	2014: YTD		Equity	Implied
FTSE NAREIT All Equity REITs	151	2.86	0.03	16.29	3.53	740,272,483	769,856,243
FTSE NAREIT Equity REITs	143	2.47	0.03	17.70	3.76	647,760,034	677,343,795
Industrial/Office	34	5.97	-0.84	15.45	3.27	124,868,452	130,462,560
Industrial	8	7.40	-1.53	11.45	3.36	29,523,042	30,096,352
Office	20	5.57	-0.05	17.72	2.96	79,103,982	83,283,427
Mixed	6	5.56	-3.30	12.47	4.62	16,241,428	17,082,782
Retail	34	1.86	-0.06	15.91	3.79	187,248,554	200,571,098
Shopping Centers	19	4.99	-0.96	15.56	3.59	59,061,784	60,269,673
Regional Malls	9	-0.98	0.20	16.64	3.09	96,713,279	108,663,623
Free Standing	6	7.29	0.77	14.24	6.10	31,473,492	31,637,802
Residential	16	-5.36	2.42	26.46	3.37	97,608,183	101,052,293
Apartments	13	-6.20	2.44	26.55	3.34	91,572,789	94,568,388
Manufactured Homes	3	10.46	2.14	24.84	3.83	6,035,394	6,483,906
Diversified	24	4.33	0.85	16.98	4.19	67,148,491	72,734,321
Lodging/Resorts	16	27.18	-2.20	14.69	3.21	47,773,849	48,330,519
Health Care	15	-7.06	-0.31	17.22	5.08	82,769,967	83,529,750
Self Storage	4	9.49	-0.39	17.63	3.31	40,342,538	40,663,254
Timber	5	7.86	-5.40	0.34	3.60	30,040,928	30,040,928
Infrastructure	3	4.80	2.87	13.02	1.26	62,471,520	62,471,520
FTSE NAREIT Mortgage REITs	35	-1.96	-2.41	14.90	10.45	64,399,979	64,593,924
Home Financing	24	-12.69	-2.35	16.48	11.13	47,872,601	47,911,804
Commercial Financing	11	41.77	-2.72	10.93	8.49	16,527,379	16,682,120

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)

July 31, 2014

Period	FTSE NAREIT All Equity REITs		S&P 500		Dow Jones Industrials ¹		Russell 2000		NASDAQ Composite ¹		US Treasury 10-Year Note ²	
	Levels	Returns	Levels	Returns	Levels	Returns	Levels	Returns	Levels	Returns	Yield	Change
Annual (including current year to date)												
2004	6,409.30	31.58	1,799.55	10.88	10,783.01	3.15	2,689.86	18.33	2,175.44	8.59	4.24	-0.03
2005	7,188.85	12.16	1,887.94	4.91	10,717.50	-0.61	2,812.35	4.55	2,205.32	1.37	4.39	0.15
2006	9,709.31	35.06	2,186.13	15.79	12,463.15	16.29	3,328.90	18.37	2,415.29	9.52	4.71	0.32
2007	8,185.75	-15.69	2,306.23	5.49	13,264.82	6.43	3,276.77	-1.57	2,652.28	9.81	4.04	-0.67
2008	5,097.46	-37.73	1,452.98	-37.00	8,776.39	-33.84	2,169.65	-33.79	1,577.03	-40.54	2.25	-1.79
2009	6,524.25	27.99	1,837.50	26.46	10,428.05	18.82	2,759.17	27.17	2,269.15	43.89	3.85	1.60
2010	8,347.58	27.95	2,114.29	15.06	11,577.51	11.02	3,500.15	26.85	2,652.87	16.91	3.30	-0.55
2011	9,039.07	8.28	2,158.94	2.11	12,217.56	5.53	3,353.99	-4.18	2,605.15	-1.80	1.89	-1.41
2012	10,819.84	19.70	2,504.44	16.00	13,104.14	7.26	3,902.37	16.35	3,019.51	15.91	1.78	-0.11
2013	11,128.83	2.86	3,315.59	32.39	16,576.66	26.50	5,417.36	38.82	4,176.59	38.32	3.04	1.26
2014	12,941.18	16.29	3,503.19	5.66	16,563.30	-0.08	5,251.76	-3.06	4,369.77	4.63	2.58	-0.46
Quarter (including current quarter to date)												
2012: Q4	10,819.84	3.11	2,504.44	-0.38	13,104.14	-2.48	3,902.37	1.85	3,019.51	-3.10	1.78	0.13
2013: Q1	11,696.24	8.10	2,770.05	10.61	14,578.54	11.25	4,385.95	12.39	3,267.52	8.21	1.87	0.09
Q2	11,446.85	-2.13	2,850.66	2.91	14,909.60	2.27	4,521.24	3.08	3,403.25	4.15	2.52	0.65
Q3	11,147.52	-2.61	3,000.18	5.24	15,129.67	1.48	4,982.85	10.21	3,771.48	10.82	2.64	0.12
Q4	11,128.83	-0.17	3,315.59	10.51	16,576.66	9.56	5,417.36	8.72	4,176.59	10.74	3.04	0.40
2014: Q1	12,076.48	8.52	3,375.51	1.81	16,457.66	-0.72	5,477.96	1.12	4,198.99	0.54	2.73	-0.31
Q2	12,937.07	7.13	3,552.18	5.23	16,826.60	2.24	5,590.12	2.05	4,408.18	4.98	2.53	-0.20
Q3	12,941.18	0.03	3,503.19	-1.38	16,563.30	-1.56	5,251.76	-6.05	4,369.77	-0.87	2.58	0.05
Month												
2013: Jul	11,541.72	0.83	2,995.72	5.09	15,499.54	3.96	4,837.65	7.00	3,626.37	6.56	2.60	0.08
Aug	10,777.40	-6.62	2,908.96	-2.90	14,810.31	-4.45	4,683.99	-3.18	3,589.87	-1.01	2.78	0.18
Sep	11,147.52	3.43	3,000.18	3.14	15,129.67	2.16	4,982.85	6.38	3,771.48	5.06	2.64	-0.14
Oct	11,630.75	4.33	3,138.09	4.60	15,545.75	2.75	5,108.15	2.51	3,919.71	3.93	2.57	-0.07
Nov	11,064.85	-4.87	3,233.72	3.05	16,086.41	3.48	5,312.80	4.01	4,059.89	3.58	2.75	0.18
Dec	11,128.83	0.58	3,315.59	2.53	16,576.66	3.05	5,417.36	1.97	4,176.59	2.87	3.04	0.29
2014: Jan	11,497.42	3.31	3,200.95	-3.46	15,698.85	-5.30	5,267.40	-2.77	4,103.88	-1.74	2.67	-0.37
Feb	12,033.97	4.67	3,347.38	4.57	16,321.71	3.97	5,515.56	4.71	4,308.12	4.98	2.66	-0.01
Mar	12,076.48	0.35	3,375.51	0.84	16,457.66	0.83	5,477.96	-0.68	4,198.99	-2.53	2.73	0.07
Apr	12,438.10	2.99	3,400.46	0.74	16,580.84	0.75	5,265.52	-3.88	4,114.56	-2.01	2.67	-0.06
May	12,800.55	2.91	3,480.29	2.35	16,717.17	0.82	5,307.72	0.80	4,242.62	3.11	2.48	-0.19
Jun	12,937.07	1.07	3,552.18	2.07	16,826.60	0.65	5,590.12	5.32	4,408.18	3.90	2.53	0.05
Jul	12,941.18	0.03	3,503.19	-1.38	16,563.30	-1.56	5,251.76	-6.05	4,369.77	-0.87	2.58	0.05
Historical (compound annual rates)												
1-Year		12.13		16.94		6.86		8.56		20.50		
3-Year		11.52		16.84		10.90		13.59		16.60		
5-Year		21.22		16.79		12.55		16.56		17.17		
10-Year		9.64		8.00		5.03		8.78		8.76		
15-Year		11.50		4.47		2.98		7.76		3.42		
20-Year		10.89		9.53		7.69		9.38		9.42		
25-Year		10.68		9.45		7.59		9.30		9.48		
30-Year		11.49		11.53		9.41		10.25		10.32		
35-Year		12.34		11.79		8.87		11.18		10.30		
40-Year		13.55		11.65		8.02		-		10.89		

Source: NAREIT[®], FactSet.

¹ Price-only returns

² Ten-year constant maturity Treasury note

Exhibit 4 Historical Offerings of Securities

July 31, 2014

Period	Total		Initial Public Offering		Secondary Equity				Secondary Debt			
	Number	Capital Raised ¹	Number	Capital Raised ¹	Common Shares		Preferred Shares		Unsecured Debt		Secured Debt	
					Number	Capital Raised ¹	Number	Capital Raised ¹	Number	Capital Raised ¹	Number	Capital Raised ¹
Annual Totals (including current year to date)												
2006	204	49,018	5	2,271	75	15,695	39	4,239	82	25,261	3	1,551
2007	129	36,031	4	1,820	56	11,854	26	4,202	43	18,155	0	0
2008	82	17,991	2	491	60	11,132	9	1,195	11	5,173	0	0
2009	130	34,656	9	2,990	87	21,244	0	0	34	10,422	0	0
2010	173	47,450	9	1,975	91	23,629	17	2,617	56	19,230	0	0
2011	164	51,280	8	2,307	92	31,075	31	4,108	33	13,790	0	0
2012	254	73,326	8	1,822	106	35,143	71	10,631	69	25,730	0	0
2013	254	76,958	19	5,707	121	35,756	28	4,755	86	30,739	0	0
2014	131	38,241	3	763	59	14,666	16	2,723	53	20,089	0	0
Quarterly Totals												
2013: Q2	71	22,962	4	864	34	13,034	9	1,873	24	7,190	0	0
Q3	45	15,050	4	1,246	21	4,991	0	0	20	8,813	0	0
Q4	61	16,396	5	2,626	26	5,164	4	362	26	8,243	0	0
2014: Q1	41	11,158	2	701	20	3,383	3	630	16	6,444	0	0
Q2	78	23,965	1	61	31	9,565	13	2,093	33	12,245	0	0
Q3	12	3,118	0	0	8	1,718	0	0	4	1,400	0	0
Monthly Totals												
2012: Oct	22	5,238	1	167	12	3,155	5	516	4	1,400	0	0
Nov	16	7,842	0	0	3	3,567	1	75	12	4,200	0	0
Dec	23	5,952	1	282	7	1,168	3	334	12	4,169	0	0
2013: Jan	20	5,980	2	418	11	2,695	4	923	3	1,944	0	0
Feb	20	6,856	2	179	12	5,332	4	520	2	825	0	0
Mar	37	9,714	2	373	17	4,540	7	1,076	11	3,725	0	0
Apr	23	6,589	1	167	10	3,321	6	976	6	2,125	0	0
May	34	11,344	3	698	16	7,249	2	207	13	3,190	0	0
Jun	14	5,029	0	0	8	2,464	1	690	5	1,875	0	0
Jul	13	3,750	3	1,207	7	1,290	0	0	3	1,252	0	0
Aug	13	4,709	1	39	7	2,020	0	0	5	2,650	0	0
Sep	19	6,591	0	0	7	1,681	0	0	12	4,910	0	0
Oct	26	7,582	4	2,463	12	2,655	2	224	8	2,240	0	0
Nov	23	5,767	0	0	12	1,730	0	0	11	4,038	0	0
Dec	12	3,046	1	163	2	780	2	138	7	1,965	0	0
2014: Jan	18	4,433	0	0	12	1,903	0	0	6	2,530	0	0
Feb	6	2,099	0	0	2	366	1	26	3	1,707	0	0
Mar	17	4,626	2	701	6	1,114	2	604	7	2,207	0	0
Apr	26	6,488	1	61	11	2,233	4	333	10	3,860	0	0
May	30	10,090	0	0	12	5,281	7	1,547	11	3,263	0	0
Jun	22	7,387	0	0	8	2,052	2	213	12	5,123	0	0
Jul	12	3,118	0	0	8	1,718	0	0	4	1,400	0	0

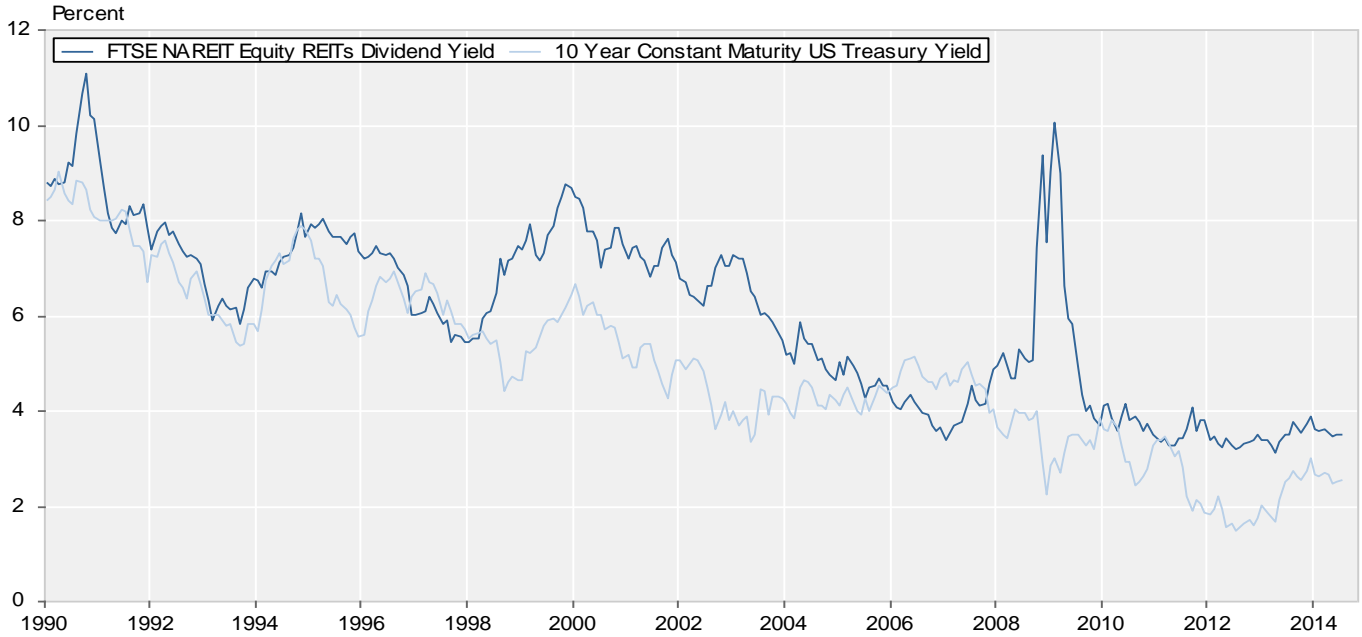
Source: SNL Financial, NAREIT®.

Notes:

¹ Data presented in millions of dollars.

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

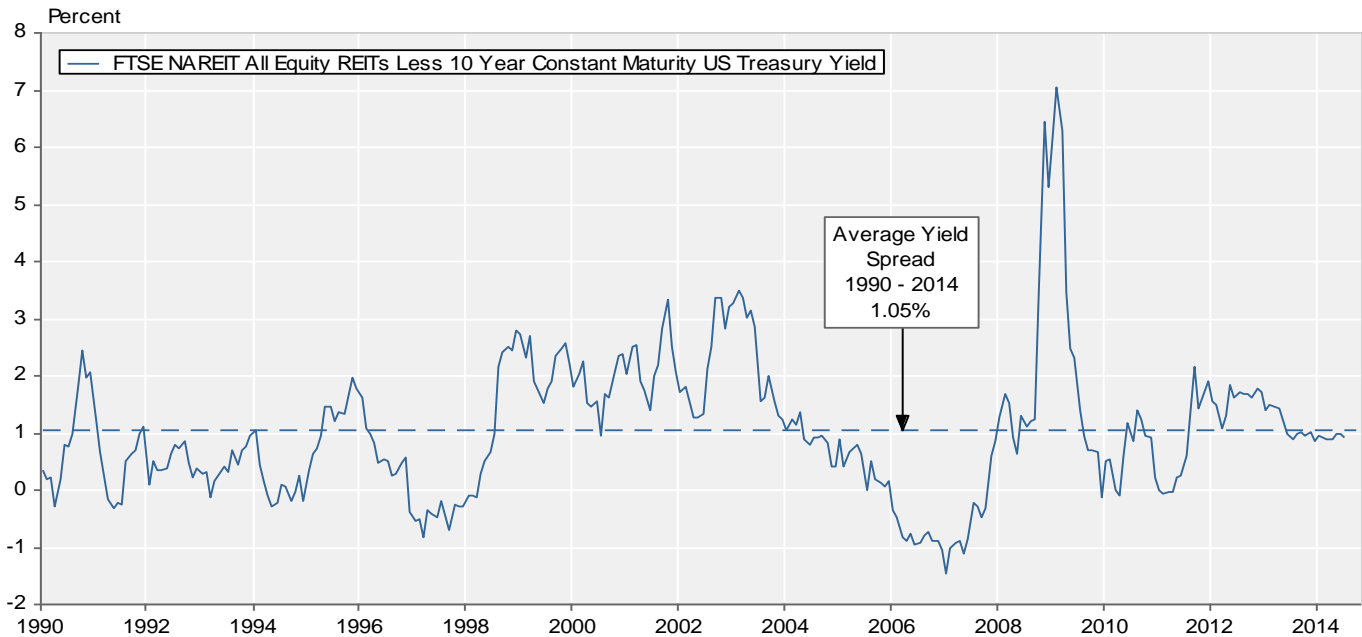
January 1990 - July 2014



Source: NAREIT®, FactSet.

Exhibit 6: Monthly Equity REIT Dividend Yield Spread

January 1990 - July 2014



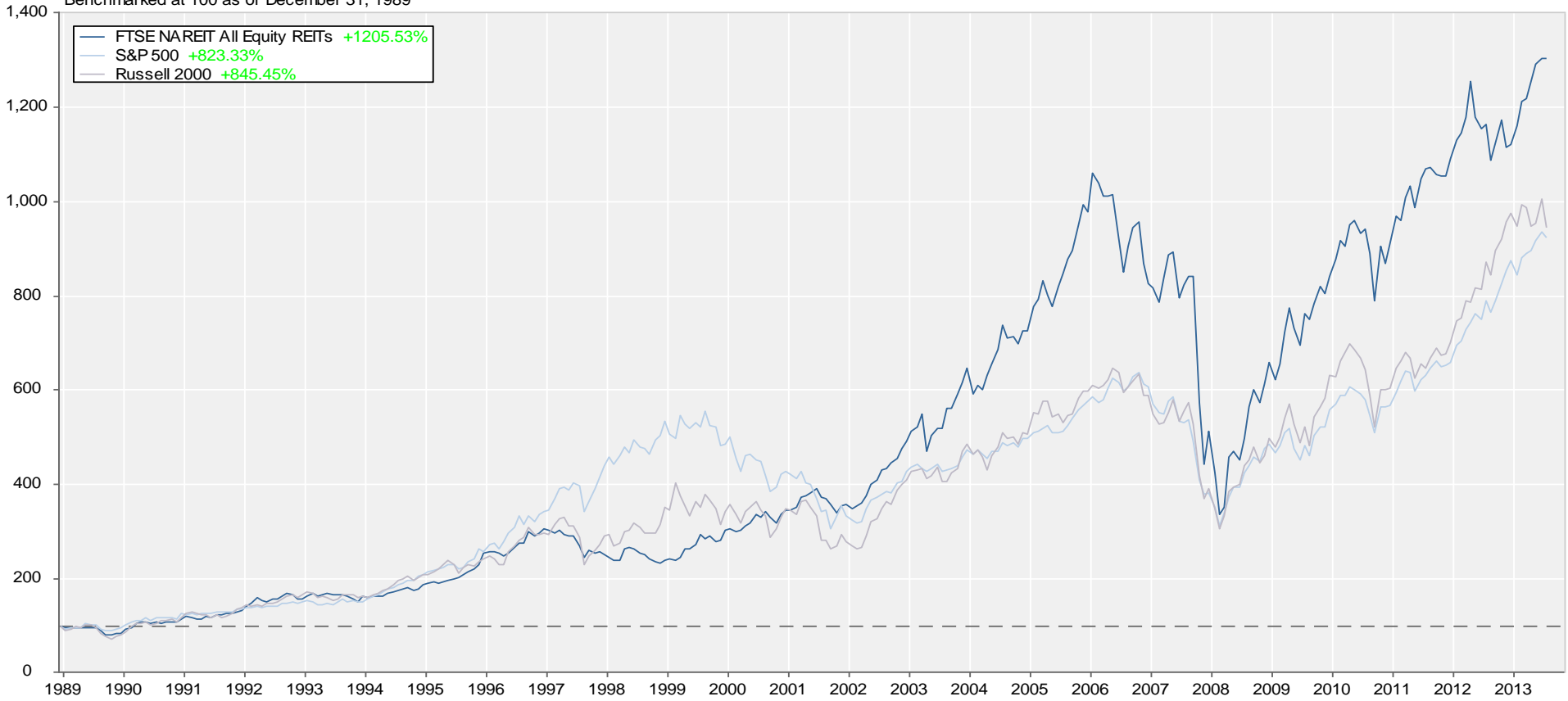
Average Yield Spread
1990 - 2014
1.05%

Source: NAREIT®, FactSet.

Total Return Index Comparison

Monthly Returns
December 1989 - July 2014

Benchmarked at 100 as of December 31, 1989

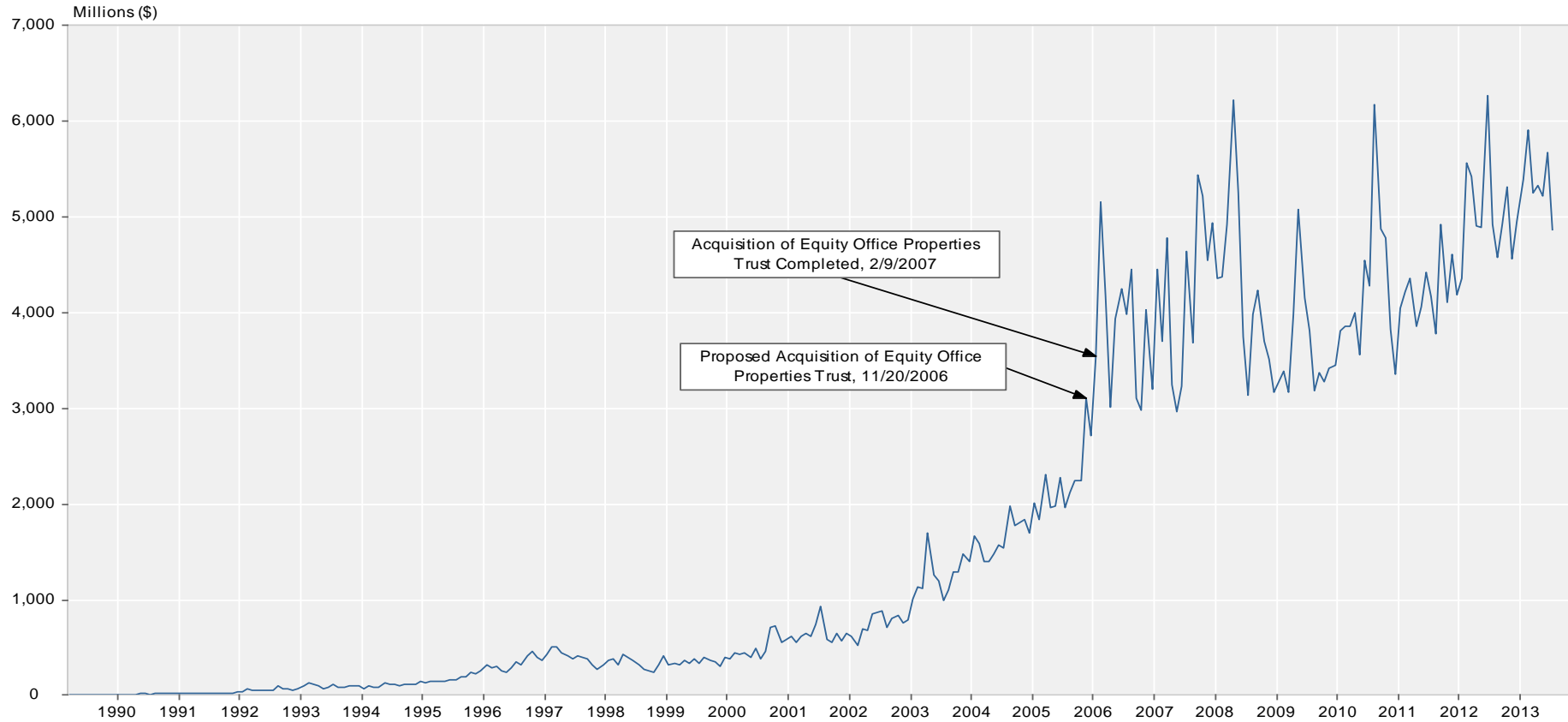


Source: NAREIT®, FactSet.

Average Daily Dollar Trading Volume

FTSE NAREIT All REITs

March 1990 - July 2014



Acquisition of Equity Office Properties Trust Completed, 2/9/2007

Proposed Acquisition of Equity Office Properties Trust, 11/20/2006

Source: NAREIT®, FactSet.

FTSE EPRA/NAREIT Global Real Estate Index Series Global Markets

(Percent change, as of July 31, 2014)

(All values based in US dollars)

Period	Global			Americas			Asia/Pacific			Europe			Middle East/Africa		
	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend
	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield
Annual (including current year to date)															
2008	-48.90	-51.28	6.70	-42.37	-45.48	7.57	-53.99	-55.81	5.59	-51.18	-53.31	7.09	-34.48	-39.37	7.89
2009	41.25	34.76	3.79	37.31	30.33	3.60	44.91	39.45	3.58	40.94	33.53	4.44	43.30	31.35	7.83
2010	20.03	15.65	3.54	28.00	23.28	3.49	16.25	12.47	3.24	8.68	3.94	4.12	37.17	27.50	6.27
2011	-8.14	-11.56	4.12	3.99	0.23	3.83	-19.74	-22.57	4.09	-13.38	-16.95	4.98	-18.20	-23.60	6.89
2012	29.85	25.07	3.49	17.65	13.48	3.67	48.10	43.04	2.93	31.31	25.12	4.23	33.20	25.95	5.27
2013	2.24	-1.28	3.67	-0.72	-4.41	4.12	1.34	-1.62	2.97	14.78	10.30	3.86	10.46	4.92	4.50
2014	12.74	10.15	3.50	16.56	13.99	3.87	8.19	5.86	2.92	11.49	8.24	3.53	18.25	15.22	4.11
Quarter (including current quarter to date)															
2013: Q3	2.07	1.29	0.78	-2.43	-3.34	0.92	5.27	4.59	0.68	10.02	9.64	0.38	1.99	0.47	1.52
Q4	-1.10	-1.94	0.84	-1.17	-2.21	1.03	-3.59	-4.33	0.73	5.42	4.90	0.52	5.50	4.74	0.76
2014: Q1	3.99	3.15	0.84	9.16	8.10	1.05	-3.73	-4.34	0.61	5.90	5.26	0.64	11.28	9.85	1.43
Q2	7.15	5.71	1.45	6.92	5.76	1.16	7.77	6.30	1.47	7.84	5.43	2.41	-1.24	-2.52	1.28
Q3	1.18	1.02	0.16	-0.13	-0.30	0.17	4.27	4.11	0.17	-2.37	-2.46	0.09	7.59	7.59	0.00
Month															
2014: Feb	4.16	3.90	0.26	4.99	4.68	0.31	0.76	0.49	0.28	8.90	8.88	0.02	9.43	9.07	0.37
Mar	0.52	0.09	0.43	0.91	0.40	0.50	0.84	0.58	0.26	-2.31	-2.80	0.49	6.98	5.97	1.02
Apr	2.79	2.50	0.30	3.10	2.89	0.21	1.72	1.50	0.22	3.75	2.99	0.77	6.04	5.73	0.31
May	3.10	2.63	0.47	2.29	1.95	0.34	4.54	4.25	0.29	2.75	1.49	1.26	1.71	0.88	0.82
Jun	1.11	0.49	0.62	1.38	0.83	0.55	1.35	0.46	0.89	1.16	0.87	0.28	-8.43	-8.61	0.18
Jul	1.18	1.02	0.16	-0.13	-0.30	0.17	4.27	4.11	0.17	-2.37	-2.46	0.09	7.59	7.59	0.00
Historical (compound annual rates at month-end)															
1-Year	12.74	8.54		11.56	7.13		10.45	6.71		21.53	17.11		25.24	19.48	
3-Year	9.27	5.25		8.79	4.75		9.94	6.18		8.77	4.30		14.19	8.14	
5-Year	14.25	10.08		19.15	14.75		9.73	6.04		14.16	9.42		17.32	10.29	

Source: FTSE™, EPRA®, NAREIT®.

FTSE EPRA/NAREIT Global Real Estate Index Series Developed Markets

(Percent change, as of July 31, 2014)

(All values based in US 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)												
2005	15.35	10.67	3.78	13.21	8.09	4.44	23.37	18.63	3.32	9.43	6.03	2.75
2006	42.35	37.50	3.02	36.26	30.89	3.64	36.49	32.15	2.88	66.99	62.79	2.00
2007	-6.96	-9.98	3.74	-14.92	-18.25	4.84	14.80	11.67	2.84	-24.50	-26.63	3.60
2008	-47.72	-50.21	6.86	-40.63	-43.88	7.79	-52.48	-54.43	5.72	-51.13	-53.30	7.15
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	12.58	10.08	3.47	17.00	14.52	3.84	6.58	4.42	2.84	12.03	8.70	3.49
Quarter (including current quarter to date)												
2013: Q3	2.44	1.65	0.79	-2.66	-3.60	0.94	7.30	6.60	0.70	10.10	9.70	0.40
Q4	-0.49	-1.37	0.88	-0.63	-1.69	1.06	-2.84	-3.65	0.80	5.92	5.51	0.40
2014: Q1	4.01	3.14	0.87	9.40	8.32	1.08	-4.68	-5.36	0.67	5.98	5.32	0.66
Q2	7.88	6.53	1.34	7.02	5.98	1.03	9.24	7.94	1.31	8.12	5.67	2.46
Q3	0.33	0.18	0.15	-0.07	-0.25	0.18	2.36	2.22	0.14	-2.23	-2.33	0.09
Month												
2014: Feb	4.12	3.85	0.27	5.03	4.71	0.31	0.43	0.12	0.32	8.96	8.94	0.02
Mar	0.15	-0.29	0.44	0.66	0.14	0.51	0.55	0.28	0.27	-2.35	-2.85	0.50
Apr	3.08	2.79	0.30	3.25	3.05	0.20	2.46	2.25	0.21	3.81	3.01	0.81
May	3.24	2.81	0.43	2.43	2.13	0.30	4.84	4.62	0.22	2.85	1.59	1.26
Jun	1.36	0.81	0.55	1.19	0.70	0.49	1.69	0.90	0.79	1.27	0.98	0.29
Jul	0.33	0.18	0.15	-0.07	-0.25	0.18	2.36	2.22	0.14	-2.23	-2.33	0.09
Historical (compound annual rates at month-end)												
1-Year	13.40	9.22		12.14	7.73		11.48	7.76		22.77	18.36	
3-Year	10.05	5.94		10.52	6.34		9.89	6.04		9.38	4.83	
5-Year	15.27	10.98		20.95	16.34		10.03	6.22		14.88	10.05	
10-Year	9.06	4.81		9.63	4.95		9.40	5.58		7.42	3.20	
15-Year	9.98	5.39		11.45	6.04		8.81	5.03		9.50	5.26	
20-Year	8.90	4.26		11.74	5.72		7.00	3.36		8.96	4.76	

Source: FTSE™, EPRA®, NAREIT®.

FTSE EPRA/NAREIT Global Real Estate Index Series

Emerging Markets

(Percent change, as of July 31, 2014)

(All values based in US dollars)

Period	Emerging			Americas			Asia/Pacific			Europe			Middle East/Africa		
	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend
	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield
Annual (including current year to date)															
2008	-63.53	-64.40	4.25	-69.51	-69.61	1.18	-69.31	-69.80	3.65	-75.95	-76.29	0.85	-34.51	-39.40	7.89
2009	91.20	85.06	2.33	187.80	185.25	0.57	70.68	67.10	1.52	91.34	89.60	0.46	43.30	31.35	7.83
2010	15.21	12.26	2.41	15.28	13.91	1.02	7.33	5.36	1.62	-4.46	-4.89	0.44	37.64	27.65	6.63
2011	-29.20	-31.17	3.22	-37.16	-38.18	2.24	-21.03	-22.72	2.41	-52.59	-53.14	2.66	-18.38	-23.99	7.19
2012	42.41	38.20	2.51	10.71	8.82	1.67	63.44	59.36	1.96	47.38	41.43	3.35	34.58	27.06	5.41
2013	-13.95	-16.42	3.19	-38.36	-39.62	2.72	-12.15	-14.23	2.79	-6.72	-10.13	3.72	9.45	3.81	4.64
2014	13.58	10.23	3.74	5.76	1.13	4.56	15.35	12.13	3.27	0.93	-0.81	4.48	19.17	16.08	4.19
Quarter (including current quarter to date)															
2013: Q3	-1.01	-1.65	0.64	4.63	4.54	0.09	-3.95	-4.49	0.55	8.61	8.45	0.16	1.73	0.14	1.59
Q4	-6.17	-6.73	0.56	-15.94	-16.22	0.28	-7.28	-7.65	0.37	-2.02	-4.62	2.60	5.54	4.74	0.80
2014: Q1	3.69	3.16	0.53	2.77	2.40	0.38	1.21	0.92	0.30	4.52	4.28	0.24	11.60	10.09	1.50
Q2	1.18	-1.14	2.32	4.47	0.32	4.15	0.75	-1.49	2.24	2.18	0.64	1.54	-1.10	-2.36	1.25
Q3	8.26	8.08	0.19	-1.50	-1.55	0.05	13.12	12.79	0.33	-5.49	-5.49	0.00	7.98	7.98	0.00
Month															
2014: Feb	4.45	4.30	0.15	4.10	3.83	0.28	2.40	2.33	0.07	7.83	7.83	0.00	9.75	9.36	0.39
Mar	3.79	3.43	0.36	7.44	7.33	0.11	2.28	2.07	0.21	-1.54	-1.76	0.22	6.99	5.92	1.07
Apr	0.39	0.10	0.29	-0.50	-1.09	0.60	-1.78	-2.02	0.25	2.58	2.58	0.00	6.40	6.16	0.24
May	1.90	1.05	0.85	-1.29	-2.70	1.41	3.05	2.45	0.60	0.83	-0.53	1.36	1.95	1.09	0.86
Jun	-1.08	-2.26	1.18	6.37	4.24	2.12	-0.46	-1.86	1.40	-1.21	-1.37	0.16	-8.83	-9.01	0.19
Jul	8.26	8.08	0.19	-1.50	-1.55	0.05	13.12	12.79	0.33	-5.49	-5.49	0.00	7.98	7.98	0.00
Historical (compound annual rates at month-end)															
1-Year	6.71	2.37		-2.88	-7.48		4.63	0.83		0.92	-3.59		26.17	20.19	
3-Year	2.56	-0.73		-19.31	-21.54		10.11	7.03		-4.63	-7.63		14.49	8.24	
5-Year	4.58	1.45		-7.63	-9.66		6.56	3.97		-7.78	-9.83		17.56	10.32	

Source: FTSE™, EPRA®, NAREIT®.