



Media Update

NAREIT's Summary of REIT Facts and Figures

Fueled by increased investor confidence and a surge of secondary equity offerings, REITs posted their best-ever quarterly gain in the second quarter.

- The FTSE NAREIT All REIT Index was up 27.49 percent in the second quarter of 2009, as declines for the year improved to 10.48 percent, through June 30.
- The FTSE NAREIT Equity REIT Index was up 28.85 percent in the second quarter, with year-to-date declines now at 12.21 percent, through June 30.
- The FTSE NAREIT Mortgage REIT Index was up 14.89 percent in the second quarter, and is up 4.75 percent year-to-date, through June 30.
- Lodging REITs gained 74.57 percent in the second quarter and are up 7.87 percent for the year, through June 30.
- All REIT sectors were up in the second quarter of 2009, with other major gains being seen in the Retail (38.84 percent), Diversified (33.64 percent) and Office (30.11 percent) sectors.
- Home Financing REITs (up 10.55 percent in the second quarter) are up 7.42 percent for the year.

REITs raised more capital via secondary equity offerings in the first half of 2009 than in all of 2008.

- There have been 50 secondary equity offerings in the REIT industry in 2009 through June 30, which have raised a total of \$15.7 billion. The majority of activity took place in the second quarter, with 41 secondary equity offerings that raised \$13.4 billion.
- By comparison, there were 76 secondary offerings in all of 2008 raising a total of \$14.5 billion.

NAREIT MEDIA CONTACTS

Ron Kuykendall
202-739-9425
rkuykendall@nareit.com

Matt Bechard
202-739-9448
mbechard@nareit.com

Date	US Treasury	Standard & Poors		Dow Jones	Russell 2000 Total Return Indexes			NASDAQ	FTSE NAREIT All REIT Index	
	10-Year Note ¹	S&P 500	Utilities ²	Industrials ³	2000	Growth	Value	Composite ³	Total	Price
End of Year Values										
2004	4.22	1,799.55	2,865.76	10,783.01	2,689.86	2,182.73	4,527.75	2,175.44	2,839.70	150.94
2005	4.40	1,887.93	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
End of Month Values										
Feb-09	3.04	1,188.84	2,988.82	7,062.93	1,694.00	1,404.12	2,770.78	1,377.84	1,430.65	61.43
Mar-09	2.69	1,292.98	3,063.84	7,608.92	1,845.21	1,530.15	3,016.79	1,528.59	1,493.73	63.41
Apr-09	3.12	1,416.73	3,083.14	8,168.12	2,130.45	1,760.44	3,495.47	1,717.30	1,911.60	80.79
May-09	3.47	1,495.97	3,198.15	8,500.33	2,194.48	1,828.61	3,570.40	1,774.33	1,952.50	82.19
End of Week Values										
5-Jun-09	3.86	1,530.82	NA	8,763.13	2,320.80	1,936.92	3,769.89	1,849.42	2,033.71	85.56
12-Jun-09	3.79	1,541.70	NA	8,799.26	2,306.46	1,940.51	3,715.95	1,858.80	2,001.88	84.02
19-Jun-09	3.79	1,501.25	NA	8,539.73	2,245.13	1,896.50	3,602.21	1,827.47	1,890.11	79.32
26-Jun-09	3.50	1,498.08	NA	8,438.39	2,248.36	1,900.70	3,604.50	1,838.22	1,890.08	78.97
Current Week's Daily Index Levels										
29-Jun-09	3.49	1,511.70	NA	8,529.38	2,237.02	1,895.13	3,578.46	1,844.06	1,891.77	79.00
30-Jun-09	3.52	1,498.94	NA	8,447.00	2,226.92	1,887.86	3,559.80	1,835.04	1,904.29	79.51
Date	US Treasury	Standard & Poors		Dow Jones	Russell 2000 Total Return Indexes			NASDAQ	FTSE NAREIT All REIT Index	
	10-Year Note ¹	S&P 500	Utilities ²	Industrials ³	2000	Growth	Value	Composite ³	Total	Price
Annual Percentage Change¹										
2005	0.18	4.91	16.83	-0.61	4.55	4.15	4.71	1.37	8.29	2.51
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	1.27	3.16	NA	-3.75	2.64	11.36	-5.17	16.36	-10.48	-13.59
Monthly Percentage Change (Including Current Month to Date)¹										
Mar-09	-0.36	8.76	2.51	7.73	8.93	8.98	8.88	10.94	4.41	3.22
Apr-09	0.44	9.57	0.63	7.35	15.46	15.05	15.87	12.35	27.97	27.41
May-09	0.34	5.59	3.73	4.07	3.01	3.87	2.14	3.32	2.14	1.73
Jun-09	0.05	0.20	NA	-0.63	1.48	3.24	-0.30	3.42	-2.47	-3.26
Weekly Percentage Change (Including Current Week to Date)¹										
12-Jun-09	-0.07	0.71	NA	0.41	-0.62	0.19	-1.43	0.51	-1.57	-1.80
19-Jun-09	0.01	-2.62	NA	-2.95	-2.66	-2.27	-3.06	-1.69	-5.58	-5.59
26-Jun-09	-0.29	-0.21	NA	-1.19	0.14	0.22	0.06	0.59	0.00	-0.44
3-Jul-09	0.02	0.06	NA	0.10	-0.95	-0.68	-1.24	-0.17	0.75	0.68
Latest Daily Percentage Change¹										
30-Jun-09	0.03	-0.84	NA	-0.97	-0.45	-0.38	-0.52	-0.49	0.66	0.65

Source: FTSE Group and the National Association of Real Estate Investments Trusts®.

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

² Monthly returns only. Year-to-date total return is through end of prior month.

³ Price only returns.

Disclaimer: The FTSE NAREIT US Real Estate Index is calculated by FTSE International Limited (FTSE).

All rights in the FTSE NAREIT US Real Estate Index vest in FTSE and the National Association of Real Estate Investment Trusts (NAREIT).

FTSE® is a trademark of the London Stock Exchange Plc and The Financial Times Limited and is used by FTSE under licence. NAREIT® is a trademark of NAREIT.

Neither FTSE nor NAREIT nor their licensors shall be liable (including in negligence) for any loss arising out of use of the FTSE NAREIT US Real Estate Index by any person.

All data are derived from, and apply only to, publicly traded securities.

Period	All REIT Index			Composite REIT Index			Real Estate 50 Index™ ¹			Equity REIT Index			Mortgage REIT Index			Hybrid REIT Index		
	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		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)																		
2003	38.47	29.34	5.75	38.47	29.34	5.75	36.30	28.34	5.16	37.13	28.48	5.52	57.39	38.19	8.57	56.19	44.85	6.77
2004	30.41	22.87	4.97	30.41	22.87	4.97	35.00	28.31	4.24	31.58	24.35	4.66	18.43	7.92	8.15	23.90	15.69	6.24
2005	8.29	2.51	5.06	8.29	2.51	5.06	13.67	8.52	4.07	12.16	6.67	4.57	-23.19	-30.88	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	8.44	9.19	40.95	31.19	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	-10.48	-13.59	6.75	-10.73	-13.87	6.81	-11.92	-14.88	6.26	-12.21	-15.03	5.86	4.75	-1.69	15.49	8.16	5.04	14.80
Quarter (including current quarter to date)																		
2008: Q2	-5.13	-6.37	5.94	-5.01	-6.26	5.99	-4.57	-5.70	5.41	-4.93	-6.06	5.30	-4.55	-7.97	15.06	-10.22	-11.35	21.27
Q3	4.53	3.07	5.78	4.24	2.77	5.84	4.16	2.82	5.29	5.55	4.24	5.09	-8.09	-11.51	16.38	-49.91	-52.33	44.69
Q4	-36.54	-37.87	8.37	-36.86	-38.20	8.32	-37.34	-38.59	7.22	-38.80	-40.00	7.56	-0.45	-4.82	14.47	-19.64	-21.04	49.56
2009: Q1	-29.78	-31.09	9.65	-29.87	-31.19	9.72	-30.59	-31.84	9.06	-31.87	-33.09	9.02	-8.82	-11.13	15.44	6.64	5.14	15.05
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
Month (including current month to date)																		
February	-19.46	-19.87	11.13	-19.59	-20.02	11.06	-19.98	-20.43	9.49	-20.82	-21.28	10.08	-8.08	-8.20	16.25	-1.79	-1.78	61.75
March	4.41	3.22	9.65	4.34	3.17	9.72	4.31	3.17	9.06	4.06	3.05	9.02	4.84	2.33	15.44	32.86	31.04	15.05
April	27.97	27.41	7.36	28.07	27.50	7.41	28.05	27.61	6.92	31.02	30.50	6.65	3.53	2.47	15.09	5.55	5.53	14.26
May	2.14	1.73	6.72	2.05	1.62	6.75	2.21	1.74	6.17	2.16	1.71	5.95	1.15	0.93	15.22	-3.58	-3.58	14.79
June	-2.47	-3.26	6.75	-2.61	-3.39	6.81	-3.05	-3.81	6.26	-3.73	-4.33	5.86	9.71	6.97	15.49	-0.34	-1.81	14.80
Week (including current week to date)																		
05-Jun-09	4.16	4.10	6.38	4.17	4.12	6.42	3.83	3.77	5.86	4.23	4.16	5.64	3.75	3.67	14.67	1.48	1.54	14.57
12-Jun-09	-1.57	-1.80	6.49	-1.59	-1.81	6.54	-1.23	-1.45	5.95	-1.65	-1.89	5.75	-0.98	-0.88	14.82	-0.98	-0.98	14.72
19-Jun-09	-5.58	-5.59	6.87	-5.68	-5.69	6.93	-5.94	-5.94	6.33	-6.45	-6.46	6.14	2.77	2.68	14.42	-3.35	-3.42	15.23
26-Jun-09	0.00	-0.44	6.82	-0.04	-0.49	6.88	-0.38	-0.82	6.36	-0.36	-0.61	5.95	2.88	0.52	15.45	4.30	2.71	14.56
03-Jul-09	0.75	0.68	6.75	0.76	0.69	6.81	0.87	0.82	6.26	0.75	0.69	5.86	1.00	0.87	15.49	-1.61	-1.54	14.80
Historical (compound annual rates through prior month's close)																		
1-Year	-45.97	-49.58		-46.49	-50.10		-47.20	-50.53		-47.50	-50.76		-26.13	-36.26		-67.01	-69.98	
3-Year	-16.06	-20.43		-16.41	-20.81		-15.68	-19.73		-15.54	-19.61		-25.28	-33.39		-39.25	-44.60	
5-Year	-2.57	-7.72		-2.80	-7.97		-0.93	-5.61		-1.42	-6.24		-15.94	-24.69		-23.10	-29.31	
10-Year	5.26	-1.35		5.13	-1.49		NA	NA		5.77	-0.55		0.61	-11.02		-5.17	-13.26	
15-Year	6.63	-0.23		6.54	-0.32		NA	NA		7.03	0.46		3.74	-7.34		-3.07	-11.46	
20-Year	7.11	-0.60		7.05	-0.67		NA	NA		8.16	0.98		2.97	-8.58		-1.30	-10.57	
25-Year	7.38	-0.77		7.33	-0.82		NA	NA		9.30	1.76		2.77	-8.73		0.29	-9.03	
30-Year	9.43	0.74		9.39	0.70		NA	NA		11.18	2.96		4.80	-6.91		3.85	-5.62	
35-Year	9.99	1.05		9.96	1.01		NA	NA		12.09	3.69		5.76	-5.97		4.84	-4.72	

Source: FTSE Group and the National Association of Real Estate Investments Trusts®.

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.

Disclaimer: The FTSE NAREIT US Real Estate Index is calculated by FTSE International Limited (FTSE).

All rights in the FTSE NAREIT US Real Estate Index vest in FTSE and the National Association of Real Estate Investment Trusts (NAREIT).

FTSE® is a trademark of the London Stock Exchange Plc and The Financial Times Limited and is used by FTSE under licence. NAREIT® is a trademark of NAREIT.

Neither FTSE nor NAREIT nor their licensors shall be liable (including in negligence) for any loss arising out of use of the FTSE NAREIT US Real Estate Index by any person.

All data are derived from, and apply only to, publicly traded securities.

June 30, 2009

Property Sector/Subsector	Number of REITs	Period to Date Performance (%)						Compound Annual Total Returns Through Prior Month's Close (%)			
		Dividend Yield	Price Return 30-Jun-09	Total Returns				1-Year	3-Year	5-Year	10-year
				30-Jun-09	M-T-D	Q-T-D	Y-T-D				
Equity REIT Index	98	5.86	0.66	0.67	-3.73	28.85	-12.21	-47.50	-15.54	-1.42	5.77
Industrial/Office	25	6.15	0.48	0.52	-1.28	29.94	-14.59	-59.16	-22.14	-6.58	2.65
Industrial	7	7.32	-1.43	-1.44	-1.72	28.19	-25.51	-75.58	-32.51	-13.60	0.41
Office	13	5.29	1.10	1.16	-1.14	30.11	-12.90	-51.52	-17.88	-3.14	3.57
Mixed	5	7.51	1.24	1.25	-1.18	34.04	-0.77	-40.87	-18.26	-7.01	3.46
Retail	23	5.21	0.34	0.35	-3.11	38.84	-11.94	-56.21	-20.94	-5.16	6.49
Shopping Centers	14	8.26	0.31	0.34	-4.98	29.85	-24.20	-53.99	-20.28	-4.62	6.08
Regional Malls	5	1.66	0.11	0.11	-2.68	59.22	0.44	-63.08	-25.05	-7.59	6.04
Free Standing	4	8.37	1.44	1.44	2.79	15.29	0.80	-10.76	3.17	6.81	11.51
Residential	16	7.54	0.65	0.65	-5.70	22.93	-13.16	-40.16	-14.52	1.04	6.30
Apartments	14	7.62	0.62	0.62	-5.78	24.29	-13.77	-40.97	-14.83	1.30	6.56
Manufactured Homes	2	6.04	1.28	1.28	-4.11	2.57	0.09	-20.53	-7.85	-3.68	2.45
Diversified	6	4.15	1.33	1.32	-2.93	33.64	-22.10	-48.81	-16.87	-2.48	4.13
Lodging/Resorts	8	1.37	1.91	1.91	-11.50	74.57	7.87	-50.71	-23.39	-6.66	-0.36
Health Care	11	7.99	0.37	0.38	-3.00	21.12	-12.59	-25.66	4.05	7.60	12.96
Self Storage	4	4.35	1.34	1.34	1.19	23.55	-16.27	-28.22	-3.87	7.39	11.36
Specialty	5	5.80	0.68	0.68	-8.09	10.46	-1.66	-25.11	2.71	9.32	3.80
Mortgage REIT Index	13	15.49	1.04	1.19	9.71	14.89	4.75	-26.13	-25.28	-15.94	0.61
Home Financing	8	14.18	1.07	1.18	10.55	14.67	7.42	-11.41	-20.40	-12.72	NA
Commercial Financing	5	63.71	1.48	1.54	-13.96	21.10	-42.82	-81.98	-52.67	-35.92	NA

Source: FTSE Group and the National Association of Real Estate Investments Trusts®.

Disclaimer: The FTSE NAREIT US Real Estate Index is calculated by FTSE International Limited (FTSE).

All rights in the FTSE NAREIT US Real Estate Index vest in FTSE and the National Association of Real Estate Investment Trusts (NAREIT).

FTSE® is a trademark of the London Stock Exchange Plc and The Financial Times Limited and is used by FTSE under licence. NAREIT® is a trademark of NAREIT.

Neither FTSE nor NAREIT nor their licensors shall be liable (including in negligence) for any loss arising out of use of the FTSE NAREIT US Real Estate Index by any person.

All data are derived from, and apply only to, publicly traded securities.