



Media Update

NAREIT's Summary of REIT Facts and Figures

With strong gains in August, the FTSE NAREIT All REIT Index moved into positive territory for the year, and was up more than 76 percent from what increasingly is appearing to be the bottom of this REIT market cycle on March 6. However, the index is still down nearly 50 percent from its peak in February 2007.

- The FTSE NAREIT All REIT Index was up 12.22 percent in August, and is now up 10.69 percent for the year, through Aug. 31. The index is up 76.61 percent since March 6.
- The FTSE NAREIT Equity REIT Index was up 13.39 percent in August, with year-to-date returns at 9.97 percent, through Aug. 31. The index is up 80.27 percent since March 6.
- The FTSE NAREIT Mortgage REIT Index was up 4.54 in August, and is up 19.28 percent year-to-date, through Aug. 31. The index is up 47.08 percent since March 6.
- REIT returns outperformed the broader market for the second-consecutive month in August. Broader market returns were in the 1 percent to 4 percent range in August.
- To view an interview with NAREIT economist Brad Case on the factors driving this REIT resurgence, [CLICK HERE](#).

The strong overall gains in August included almost all REIT sectors, and pushed most REIT sectors into the black for the year.

- Commercial Financing REITs (up 37.46 percent), Industrial REITs (up 20.34 percent) and Regional Mall REITs (up 20.14 percent) all posted better than 20 percent gains in August.
- All equity REIT sectors and sub-sectors (except for Free-Standing Retail, Manufactured Homes, Health Care and Self Storage) posted double-digit gains for the month.
- For the year, Lodging REITs, with nearly a 35 percent total return in 2009, have been the best performing sector.

Make plans now to attend REITWorld: NAREIT's Annual Convention. Reserve your media credentials today for this opportunity to engage leading executives and investors, Nov. 11-13 at the JW Marriott Desert Ridge in Phoenix.

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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										
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
Jun-09	3.52	1,498.94	3,375.70	8,447.00	2,226.92	1,887.86	3,559.80	1,835.04	1,904.29	79.51
Jul-09	3.50	1,612.31	3,506.68	9,171.61	2,441.39	2,034.25	3,971.46	1,978.50	2,098.13	87.35
End of Week Values										
7-Aug-09	3.85	1,650.73	NA	9,370.07	2,510.67	2,052.07	4,160.99	2,000.25	2,412.00	100.29
14-Aug-09	3.56	1,641.54	NA	9,321.40	2,474.25	2,025.17	4,095.10	1,985.52	2,295.27	95.30
21-Aug-09	3.56	1,678.84	NA	9,505.96	2,552.09	2,084.33	4,232.72	2,020.90	2,330.63	96.73
28-Aug-09	3.45	1,684.05	NA	9,544.20	2,545.54	2,076.57	4,226.51	2,028.77	2,387.20	99.06
Current Week's Daily Index Levels										
31-Aug-09	3.40	1,670.52	NA	9,496.28	2,511.40	2,054.11	4,159.43	2,009.06	2,354.60	97.71
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	1.15	14.97	NA	8.20	15.75	21.17	10.80	27.40	10.69	6.18
Monthly Percentage Change (Including Current Month to Date)¹										
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	5.55	-0.63	1.48	3.24	-0.30	3.42	-2.47	-3.26
Jul-09	-0.02	7.56	3.88	8.58	9.63	7.75	11.56	7.82	10.18	9.86
Aug-09	-0.10	3.61	NA	3.54	2.87	0.98	4.73	1.54	12.22	11.86
Weekly Percentage Change (Including Current Week to Date)¹										
14-Aug-09	-0.30	-0.56	NA	-0.52	-1.45	-1.31	-1.58	-0.74	-4.84	-4.98
21-Aug-09	0.00	2.27	NA	1.98	3.15	2.92	3.36	1.78	1.54	1.50
28-Aug-09	-0.10	0.31	NA	0.40	-0.26	-0.37	-0.15	0.39	2.43	2.41
31-Aug-09	-0.05	-0.80	NA	-0.50	-1.34	-1.08	-1.59	-0.97	-1.37	-1.36
Latest Daily Percentage Change¹										
31-Aug-09	-0.05	-0.80	NA	-0.50	-1.34	-1.08	-1.59	-0.97	-1.37	-1.36

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).

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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	10.69	6.18	5.14	10.80	6.23	5.18	9.59	5.27	4.73	9.97	5.78	4.36	19.28	11.13	13.23	19.21	15.70	13.43
Quarter (including current quarter to date)																		
2008: 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
Q3	23.65	22.89	5.14	24.12	23.34	5.18	24.43	23.68	4.73	25.26	24.50	4.36	13.87	13.04	13.23	10.22	10.15	13.43
Month (including current month to date)																		
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
July	10.18	9.86	5.81	10.32	9.98	5.86	10.42	10.18	5.29	10.47	10.20	4.92	8.92	8.06	14.62	8.02	8.03	13.70
August	12.22	11.86	5.14	12.51	12.14	5.18	12.68	12.25	4.73	13.39	12.98	4.36	4.54	4.60	13.23	2.04	1.96	13.43
Week (including current week to date)																		
07-Aug-09	14.96	14.81	5.07	15.30	15.16	5.11	15.79	15.61	4.60	16.46	16.29	4.24	4.63	4.60	13.95	5.25	5.21	13.02
14-Aug-09	-4.84	-4.98	5.29	-4.90	-5.05	5.34	-4.97	-5.14	4.85	-5.00	-5.16	4.47	-3.93	-3.95	14.05	-3.29	-3.25	13.46
21-Aug-09	1.54	1.50	5.20	1.57	1.54	5.23	1.29	1.25	4.79	1.29	1.24	4.41	4.50	4.58	13.17	3.16	3.10	13.05
28-Aug-09	2.43	2.41	5.07	2.44	2.43	5.11	2.48	2.47	4.67	2.72	2.70	4.29	-0.20	-0.30	13.19	-0.88	-0.90	13.17
31-Aug-09	-1.37	-1.36	5.14	-1.39	-1.39	5.18	-1.34	-1.34	4.73	-1.49	-1.49	4.36	-0.27	-0.15	13.23	-1.96	-1.97	13.43
Historical (compound annual rates through prior month's close)																		
1-Year	-36.37	-40.63		-36.98	-41.25		-38.49	-42.41		-39.46	-43.19		7.95	-6.80		-39.27	-42.63	
3-Year	-16.24	-20.69		-16.60	-21.07		-16.12	-20.24		-16.17	-20.25		-21.23	-30.16		-38.43	-43.77	
5-Year	-1.74	-6.95		-1.98	-7.21		-0.29	-5.02		-0.84	-5.67		-12.91	-22.21		-22.29	-28.53	
10-Year	6.56	-0.10		6.43	-0.24		NA	NA		6.94	0.60		3.50	-8.61		-3.94	-12.01	
15-Year	7.31	0.41		7.23	0.32		NA	NA		7.65	1.05		5.03	-6.27		-2.40	-10.93	
20-Year	7.33	-0.39		7.26	-0.46		NA	NA		8.20	1.04		3.76	-7.96		-0.71	-10.04	
25-Year	7.71	-0.44		7.66	-0.50		NA	NA		9.64	2.10		3.53	-8.09		0.51	-8.83	
30-Year	9.33	0.66		9.28	0.61		NA	NA		10.92	2.75		5.16	-6.64		3.82	-5.66	
35-Year	10.27	1.60		10.23	1.56		NA	NA		12.13	4.00		6.42	-5.06		5.38	-3.94	

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.

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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		Total Returns			1-Year	3-Year	5-Year	10-year
			31-Aug-09	31-Aug-09	M-T-D	Q-T-D	Y-T-D				
Equity REIT Index	98	4.36	-1.49	-1.49	13.39	25.26	9.97	-39.46	-16.17	-0.84	6.94
Industrial/Office	25	4.63	-1.67	-1.67	19.43	33.70	14.19	-50.16	-22.62	-5.21	4.17
Industrial	7	5.72	-1.80	-1.81	20.34	29.73	-3.36	-68.37	-33.43	-13.50	1.15
Office	13	3.92	-1.46	-1.46	19.71	35.65	18.15	-42.73	-18.29	-1.48	5.41
Mixed	5	5.66	-2.27	-2.27	17.03	32.62	31.60	-32.98	-17.92	-4.60	5.06
Retail	23	2.96	-1.64	-1.64	16.79	24.67	9.78	-48.02	-21.63	-5.36	7.38
Shopping Centers	14	3.85	-1.50	-1.49	15.66	20.35	-8.77	-49.51	-22.47	-5.97	6.23
Regional Malls	5	1.32	-1.88	-1.88	20.14	29.84	30.41	-53.30	-24.97	-7.26	7.37
Free Standing	4	7.11	-1.09	-1.10	6.89	19.25	20.20	0.63	5.39	9.29	13.69
Residential	16	5.94	-1.43	-1.42	14.80	21.75	5.73	-40.35	-16.86	0.52	6.66
Apartments	14	5.99	-1.37	-1.36	15.74	22.26	5.43	-41.58	-17.39	0.67	6.86
Manufactured Homes	2	5.00	-2.38	-2.38	0.34	13.29	13.39	-9.48	-5.19	-2.43	3.79
Diversified	6	3.30	-0.59	-0.59	11.37	25.91	-1.91	-42.12	-17.37	-1.42	5.70
Lodging/Resorts	8	1.07	-2.38	-2.37	11.27	25.12	34.96	-32.20	-24.77	-7.40	0.56
Health Care	11	6.30	-1.26	-1.26	9.86	28.86	12.64	-17.24	5.91	9.60	15.41
Self Storage	4	3.76	-1.50	-1.50	-0.01	10.12	-7.79	-13.96	-4.16	9.18	13.58
Specialty	5	5.07	-1.16	-1.15	4.26	15.22	13.31	-24.74	3.17	9.51	3.34
Mortgage REIT Index	13	13.23	-0.15	-0.27	4.54	13.87	19.28	7.95	-21.23	-12.91	3.50
Home Financing	8	13.03	-0.19	-0.20	3.63	12.71	21.06	26.59	-15.84	-10.06	NA
Commercial Financing	5	18.77	-1.98	-2.00	37.46	57.85	-9.74	-76.02	-53.27	-35.32	NA

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