

April 2008

# Media NAREIT Update

**After trailing the broader market in each of the last three quarters of 2007, the FTSE NAREIT All REIT Index soundly outperformed other major market benchmarks in the first quarter of 2008.**

- The total return of the U.S. REIT market was nearly flat for the first quarter of 2008 (the FTSE NAREIT All REIT Index was down 0.42 percent, while the FTSE NAREIT Equity REIT Index was up 1.40 percent), as other market benchmarks dove into negative territory to start the year (the Dow Jones Industrials down 7.55 percent, the S&P 500 down 9.44 percent, the Russell 2000 down 9.90 percent, and the NASDAQ Composite down 14.07 percent).
- REIT performance accelerated in March, as the FTSE NAREIT All REIT Index was up 3.88 percent in the month.

**Leading the REIT market advance in the first quarter are two sectors that were among the hardest hit last year, Self Storage and Residential.**

- In the three-month period ending March 31, 2008, the Self Storage sector far-and-away exceeded the performance of any other REIT sector, with a 20.23 percent total return. The second-best performing sector was Residential, up 11.20 percent in the first quarter.
- In sharp contrast, both of those sectors trailed the overall REIT market's performance in 2007.
- All other equity REIT sectors (excluding hotels) were up in March, after reaching troughs in February, two months after residential and self storage hit their bottoms.

**In terms of severity, the current downturn in REIT share prices matched those of the two previous REIT downturns in February, and the index has since advanced.**

- In the two most recent downturns (see charts on the next two pages), REITs dropped 28.2 percent and 26.3 percent, respectively. The peak-to-trough duration was 14 months and 23 months, respectively.
- The current REIT slide began at the end of January 2007, and March 31 marked the 14-month point. From Jan. 31, 2007 to Feb. 29, 2008, the FTSE NAREIT All REIT Index was down 27 percent. It has since recovered so that the cumulative decline since the peak is 24.1 percent.

## NAREIT MEDIA CONTACTS

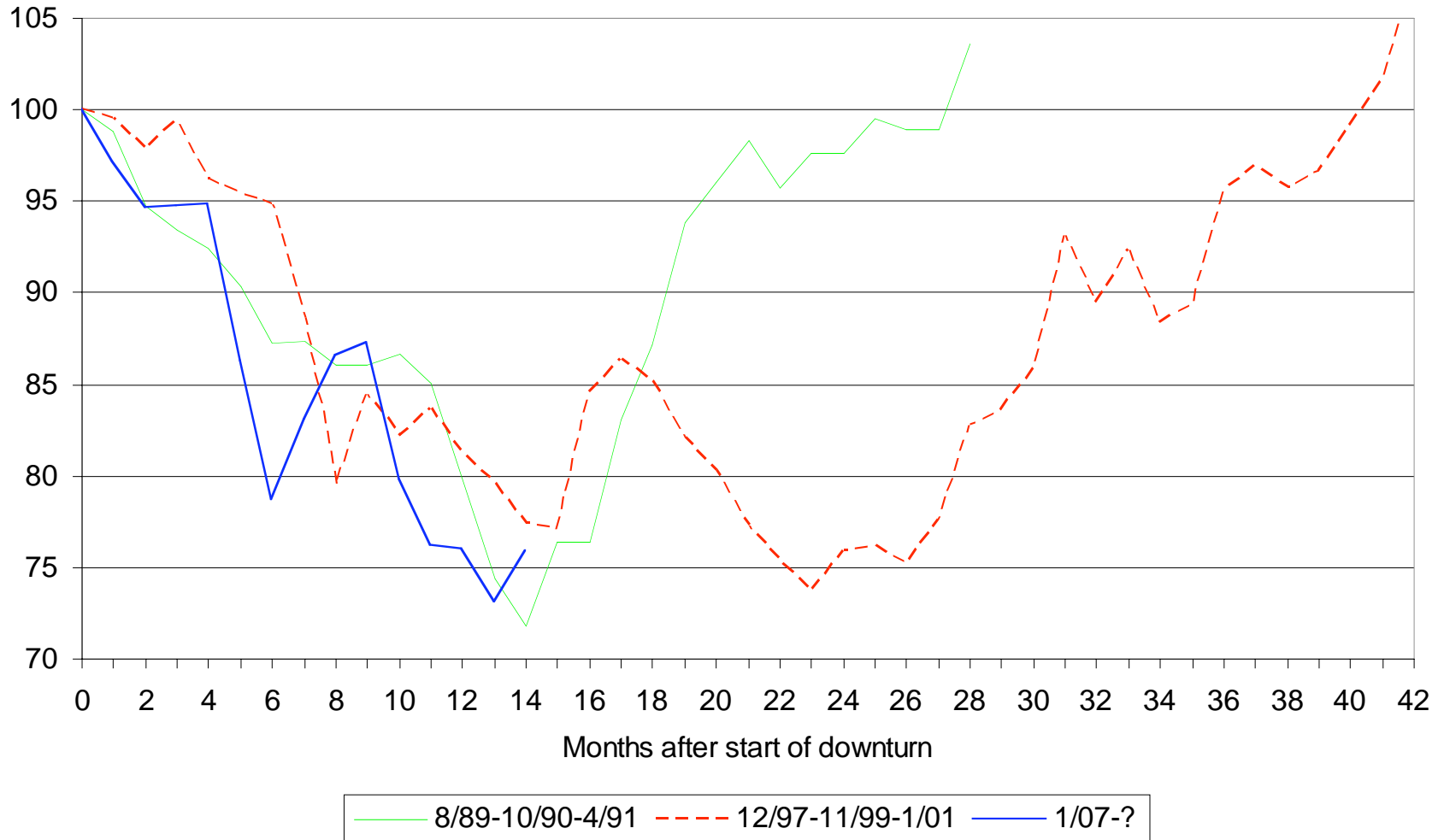
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# Comparison of REIT Market Downturns



# Comparison of REIT Market Downturns

	Peak-to-Trough Duration	Peak-to-Trough Return	Average Annual Return	Environment	Expansion from Trough
<b>Peak</b> <b>(August 1989)</b>  <b>Trough</b> <b>(October 1990)</b>	14 Months	-23.9%	-20.9%	Real estate depression	89 Months
<b>Peak</b> <b>(December 1997)</b>  <b>Trough</b> <b>(November 1999)</b>	23 Months	-23.7%	-13.2%	Strong real estate fundamentals; tech stock boom	86 Months
<b>Peak</b> <b>(January 2007)</b>  <b>Trough*</b> <b>(February 2008)</b>	13 Months	-27.0%	-25.2%	Credit crisis beginning in residential mortgages	N.A

\*Trough is identified provisionally.

# Returns

National Association of Real Estate Investment Trusts®

March 31, 2008

Date	US Treasury	Standard & Poors		Dow Jones	Russell 2000 Total Return Indexes			NASDAQ	FTSE NAREIT All REIT Index	
	10-Year Note <sup>1</sup>	S&P 500	Utilities <sup>2</sup>	Industrials <sup>3</sup>	2000	Growth	Value	Composite <sup>3</sup>	Total	Price
<b>End of Year Values</b>										
31-Dec-03	4.26	1,622.94	2,305.89	10,453.92	2,273.20	1,909.54	3,703.82	2,003.37	2,177.53	122.85
31-Dec-04	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
30-Dec-05	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
29-Dec-06	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
31-Dec-07	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
<b>End of Month Values</b>										
Nov-07	3.97	2,322.34	4,823.60	13,371.72	3,278.82	2,741.12	5,326.70	2,660.96	3,551.79	164.54
Dec-07	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
Jan-08	3.64	2,167.90	4,505.27	12,650.36	3,053.31	2,505.30	5,064.93	2,389.86	3,384.36	155.19
Feb-08	3.53	2,097.48	4,284.17	12,266.39	2,940.14	2,418.59	4,863.63	2,271.48	3,254.17	148.75
<b>End of Week Values</b>										
7-Mar-08	3.54	2,040.17	NA	11,893.69	2,829.12	2,318.02	4,700.23	2,212.49	3,124.39	142.74
14-Mar-08	3.42	2,032.79	NA	11,951.09	2,842.53	2,313.69	4,755.99	2,212.49	3,190.55	145.52
20-Mar-08	3.33	2,098.46	NA	12,361.32	2,922.56	2,361.57	4,927.67	2,258.11	3,448.93	157.20
28-Mar-08	3.46	2,076.56	NA	12,216.40	2,931.89	2,390.23	4,897.13	2,261.18	3,368.79	152.96
<b>Current Week's Daily Index Levels</b>										
31-Mar-08	3.43	2,088.41	NA	12,262.89	2,952.45	2,404.51	4,936.95	2,279.10	3,380.46	153.49

Date	US Treasury	Standard & Poors		Dow Jones	Russell 2000 Total Return Indexes			NASDAQ	FTSE NAREIT All REIT Index	
	10-Year Note <sup>1</sup>	S&P 500	Utilities <sup>2</sup>	Industrials <sup>3</sup>	2000	Growth	Value	Composite <sup>3</sup>	Total	Price
<b>Annual Percentage Change<sup>1</sup></b>										
2004	-0.04	10.88	24.28	3.15	18.33	14.31	22.25	8.59	30.41	22.87
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	-0.60	-9.44	NA	-7.55	-9.90	-12.83	-6.53	-14.07	-0.42	-1.65
<b>Monthly Percentage Change (Including Current Month to Date)<sup>1</sup></b>										
Dec-07	0.07	-0.69	0.26	-0.80	-0.06	0.63	-0.85	-0.33	-4.42	-5.15
Jan-08	-0.40	-6.00	-6.84	-4.63	-6.82	-9.17	-4.10	-9.89	-0.30	-0.56
Feb-08	-0.11	-3.25	-4.91	-3.04	-3.71	-3.46	-3.97	-4.95	-3.85	-4.15
Mar-08	-0.10	-0.43	NA	-0.03	0.42	-0.58	1.51	0.34	3.88	3.19
<b>Weekly Percentage Change (Including Current Week to Date)<sup>1</sup></b>										
14-Mar-08	-0.12	-0.36	NA	0.48	0.47	-0.19	1.19	0.00	2.12	1.95
21-Mar-08	-0.09	3.23	NA	3.43	2.82	2.07	3.61	2.06	8.10	8.03
28-Mar-08	0.14	-1.04	NA	-1.17	0.32	1.21	-0.62	0.14	-2.32	-2.70
4-Apr-08	-0.03	0.57	NA	0.38	0.70	0.60	0.81	0.79	0.35	0.35
<b>Latest Daily Percentage Change<sup>1</sup></b>										
31-Mar-08	-0.03	0.57	NA	0.38	0.70	0.60	0.81	0.79	0.35	0.35

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

<sup>1</sup> Ten-year Treasury Note yield changes in percentage points.

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

<sup>3</sup> Price only returns.

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Period	All REIT Index			Composite REIT Index			Real Estate 50 Index™ <sup>1</sup>			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 <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>
<b>Annual (including current year to date)</b>																		
2002	5.22	-2.15	7.32	5.22	-2.15	7.32	1.86	-4.30	6.52	3.82	-3.12	7.05	31.08	14.23	12.34	23.30	12.36	8.94
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	-0.42	-1.65	5.57	-0.58	-1.83	5.62	0.66	-0.54	5.01	1.40	0.21	4.99	-21.35	-23.19	14.93	-32.29	-35.20	19.70
<b>Quarter (including current quarter to date)</b>																		
2007: Q1	2.07	1.19	4.08	2.13	1.24	4.13	3.31	2.54	3.63	3.46	2.61	3.73	-14.26	-15.65	9.43	-2.61	-3.01	6.63
Q2	-8.85	-9.81	4.59	-8.78	-9.75	4.63	-10.04	-10.89	4.11	-9.04	-9.92	4.19	-6.66	-8.66	10.63	-2.62	-4.34	7.34
Q3	0.30	-0.83	4.53	0.31	-0.84	4.56	3.06	2.01	4.03	2.59	1.52	4.12	-28.15	-30.13	12.37	-17.89	-19.36	9.18
Q4	-11.95	-13.14	5.29	-12.06	-13.27	5.35	-12.66	-13.71	4.77	-12.67	-13.73	4.91	0.26	-2.83	10.52	-16.24	-20.04	12.16
2008: Q1	-0.42	-1.65	5.57	-0.58	-1.83	5.62	0.66	-0.54	5.01	1.40	0.21	4.99	-21.35	-23.19	14.93	-32.29	-35.20	19.70
<b>Month (including current month to date)</b>																		
November	-8.62	-8.90	4.97	-8.67	-8.96	5.04	-9.03	-9.30	4.52	-9.07	-9.34	4.60	-2.31	-3.01	11.44	-4.01	-4.02	10.52
December	-4.42	-5.15	5.29	-4.49	-5.21	5.35	-4.84	-5.44	4.77	-5.03	-5.62	4.91	5.39	3.00	10.52	-5.79	-8.28	12.16
2008: Jan	-0.30	-0.56	5.32	-0.43	-0.70	5.38	-0.87	-1.12	4.83	-1.03	-1.32	4.97	8.08	8.03	9.67	2.90	2.89	11.82
February	-3.85	-4.15	5.61	-3.84	-4.14	5.67	-3.71	-4.03	5.10	-3.56	-3.88	5.23	-4.11	-4.28	9.95	-20.14	-20.14	14.80
March	3.88	3.19	5.57	3.83	3.14	5.62	5.46	4.82	5.01	6.23	5.65	4.99	-24.11	-25.73	14.93	-17.60	-21.14	19.70
<b>Week (including current week to date)</b>																		
03/07/08	-3.99	-4.04	5.86	-4.01	-4.06	5.93	-3.21	-3.27	5.29	-2.07	-2.13	5.36	-27.76	-27.77	13.79	-14.85	-14.86	17.39
03/14/08	2.12	1.95	5.76	2.04	1.88	5.83	1.94	1.78	5.21	2.36	2.23	5.25	-3.08	-3.09	14.23	-0.64	-4.25	18.16
03/21/08	8.10	8.03	5.34	8.12	8.05	5.40	8.88	8.82	4.79	7.88	7.81	4.88	13.73	13.59	12.58	3.56	3.57	17.54
03/28/08	-2.32	-2.70	5.59	-2.29	-2.67	5.64	-2.25	-2.57	5.03	-2.23	-2.52	5.01	-2.58	-4.52	14.60	-6.39	-7.04	19.79
04/04/08	0.35	0.35	5.57	0.34	0.34	5.62	0.43	0.42	5.01	0.48	0.48	4.99	-2.17	-2.17	14.93	0.47	0.49	19.70
<b>Historical (compound annual rates through end of previous month)</b>																		
1-Year	-19.84	-23.60		-20.01	-23.80		-18.49	-21.99		-17.37	-20.94		-47.11	-52.37		-54.65	-60.03	
3-Year	8.81	3.64		8.66	3.48		11.47	6.82		11.69	6.85		-21.90	-29.55		-15.19	-22.53	
5-Year	16.35	10.29		16.25	10.19		18.88	13.45		18.34	12.60		-5.51	-14.73		0.82	-7.20	
10-Year	9.82	2.87		9.78	2.82		N/A	N/A		10.89	4.19		-0.34	-11.29		0.06	-9.02	
15-Year	11.00	3.81		10.97	3.78		N/A	N/A		11.66	4.81		4.64	-6.56		4.05	-4.99	
20-Year	10.26	2.13		10.24	2.10		N/A	N/A		11.85	4.32		3.49	-8.09		3.44	-6.39	
25-Year	10.14	1.67		10.12	1.65		N/A	N/A		12.68	4.85		3.36	-8.08		4.63	-5.10	
30-Year	11.93	2.95		11.92	2.93		N/A	N/A		14.06	5.55		5.61	-6.07		7.58	-2.27	
35-Year	10.40	1.32		10.38	1.30		N/A	N/A		13.27	4.70		4.50	-7.00		6.56	-3.20	

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

<sup>1</sup> The Real Estate 50 Index™ is a supplemental benchmark to measure the performance of larger and more frequently traded equity real estate investment trusts and other publicly traded real estate operating companies.

<sup>2</sup> 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 3/31/2008	Total Returns			1-Year	3-Year	5-Year	10-year	
				3/31/2008	M-T-D	Q-T-D					Y-T-D
Equity REIT Index	110	4.99	0.48	0.48	6.23	1.40	1.40	-24.08	8.89	17.38	10.22
Industrial/Office	26	5.04	0.27	0.27	4.48	-4.10	-4.10	-26.24	8.73	15.71	10.51
Industrial	6	4.19	-0.46	-0.46	8.78	-4.79	-4.79	-17.13	11.57	18.34	13.43
Office	15	5.09	0.75	0.75	1.90	-4.04	-4.04	-27.99	9.13	16.13	9.72
Mixed	5	7.72	0.44	0.44	3.15	-1.95	-1.95	-40.19	-2.51	6.64	7.34
Retail	26	4.78	0.42	0.41	9.73	2.65	2.65	-28.93	6.27	17.64	13.73
Shopping Centers	14	4.77	0.54	0.54	11.07	4.94	4.94	-28.31	6.96	16.43	12.66
Regional Malls	7	4.65	0.42	0.42	9.22	2.16	2.16	-31.18	6.04	19.31	15.48
Free Standing	5	5.82	-0.44	-0.44	5.55	-6.42	-6.42	-11.98	5.52	15.62	11.55
Residential	15	4.89	1.53	1.53	6.28	11.20	11.20	-23.02	10.24	16.27	11.39
Apartments	15	4.91	1.60	1.60	6.34	11.48	11.48	-23.11	10.75	16.87	11.77
Manufactured Homes	4	4.55	0.01	0.01	4.77	5.02	5.02	-19.90	0.04	5.42	5.13
Diversified	8	4.88	-1.08	-1.07	2.86	0.42	0.42	-26.39	7.89	17.08	8.35
Lodging/Resorts	10	7.16	-1.06	-1.05	-2.04	-6.79	-6.79	-29.54	3.83	17.80	-0.44
Health Care	11	5.52	0.98	0.98	10.49	2.47	2.47	-8.62	14.50	21.51	12.23
Self Storage	4	3.17	0.72	0.72	9.82	20.23	20.23	-20.87	14.87	21.23	13.84
Specialty	6	4.37	1.29	1.29	1.32	-7.71	-7.71	-1.22	13.31	21.02	-0.09
Mortgage REIT Index	24	14.93	-2.17	-2.17	-24.11	-21.35	-21.35	-33.67	-15.79	0.50	2.44
Home Financing	10	12.73	-2.80	-2.79	-27.98	-21.35	-21.35	-23.18	-13.72	0.48	NA
Commercial Financing	14	20.83	-0.45	-0.46	-12.09	-20.50	-20.50	-50.88	-19.76	0.25	NA

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