



Media Update

NAREIT's Summary of REIT Facts and Figures

March 2010

U.S. REITs gained more than 5 percent in February, basically doubling the performance of the Dow Jones Industrials and significantly outperforming other major equity benchmarks.

- The FTSE NAREIT All REITs Index delivered a 5.02 percent total return in February and the FTSE NAREIT Equity REIT Index delivered a total return of 5.34 percent.
- By comparison, the DJI gained 2.52 percent in the month; the S&P 500 gained 2.95 percent; the NASDAQ Composite increased 4.05 percent and the Russell 2000 delivered a 4.82 percent gain.

REITs also outstripped other benchmarks over longer time periods.

- On a 1-year, total-return basis ended February 28, the FTSE NAREIT Equity REIT Index was up 95.19 percent. By comparison, the S&P 500 was up 53.62 percent; the NASDAQ was up 62.45 percent; and the Russell 2000 was up 63.95 percent.
- On a 10-year basis, REITs delivered an 11-fold performance advantage over the broader market. The FTSE NAREIT Equity REIT index delivered a 10.71 percent average annual return over the past ten years, while the S&P 500 produced an average annual loss of 0.31 percent.

The U.S. REIT industry's performance in February was driven, importantly, by gains in the retail and apartment sectors.

- Regional malls delivered an 11.92 percent total return in the month, while shopping centers produced an 8.94 percent gain. The apartment sector delivered an 8.37 percent total return in February.
- All three of these leading sectors saw increased acquisition activity in February.

NAREIT economist Brad Case is available to discuss the February results and the outlook for the REIT market in 2010. To view a video of Case's perspectives on REITs' performance in February, [click here](#).

REIT Industry Fact Sheet

Data as of February 28, 2010, except where noted.

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

Industry Size

- Total equity market capitalization = \$272 billion
- Equity REIT market capitalization = \$247 billion
- REITs own approximately \$500 billion of commercial real estate assets, or 10 to 15 percent of total institutionally owned commercial real estate
- 143 REITs are in the FTSE NAREIT All REIT Index
- 128 REITs are traded on the New York Stock Exchange
- NYSE listed REITs equity market capitalization = \$269 billion

Investment Performance

- Historical compound annual total returns of the FTSE NAREIT All REIT Index, FTSE NAREIT Equity REIT Index and leading U.S. benchmarks:

	FTSE NAREIT All REIT	FTSE NAREIT Equity REIT	S&P 500	Russell 2000	Nasdaq Composite ¹	Dow Jones Ind Avg ¹
2010: YTD	0.14	-0.15	-0.61	0.66	-1.36	-0.99
1-Year	89.78	95.19	53.62	63.95	62.45	46.19
3-Year	-14.38	-14.14	-5.67	-6.13	-2.52	-5.59
5-Year	0.31	1.49	0.37	1.16	1.76	-0.83
10-Year	10.31	10.71	-0.31	2.18	-7.14	0.19
15-Year	9.24	9.75	7.54	7.58	7.16	6.51
20-Year	9.46	10.14	8.48	8.71	8.65	7.08
25-Year	7.84	9.78	10.13	8.61	8.61	8.70
30-Year	10.05	11.45	10.98	10.16	9.24	8.62
35-Year	11.60	13.24	11.13	NA	10.27	7.83

¹ Price only returns.

Highest total return for the period in bold.

Total returns expressed in percent.

Data for periods ending February 28, 2010.

REIT Industry Fact Sheet

Data as of February 28, 2010, except where noted.

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

Dividends

- The FTSE NAREIT All REIT Index cash dividend yield equals 4.99 percent, compared to the S&P 500 dividend yield of 2.01 percent.
- REITs paid out approximately \$17.8 billion in dividends in 2008.
- On average, 53 percent of the annual dividends paid by REITs qualify as ordinary taxable income, 10 percent qualify as return of capital and 37 percent qualify as long-term capital gains.

Leverage and Coverage Ratios

Equity REITs

- Equity REIT debt ratio as of December 31, 2009 = 45.0 percent. The debt ratio is calculated by taking REITs' total debt and dividing it by total market capitalization. Total capitalization equals the sum of total debt plus implied equity market capitalization (common shares plus operating partnership units).
- The coverage ratio of EBITDA divided by interest expense for Equity REITs is 1.17. The fixed charge ratio of EBITDA divided by interest expense plus preferred dividends is 1.04.
- 38 Equity REITs are rated investment grade, 71 percent by equity market capitalization.

All REITs

- Debt ratio as of December 31, 2009 = 53.4 percent. The debt ratio is calculated by taking REITs' total debt and dividing it by total market capitalization. Total capitalization equals the sum of total debt plus implied equity market capitalization (common shares plus operating partnership units).
- The coverage ratio of EBITDA divided by interest expense for all REITs is 1.15. The fixed charge ratio of EBITDA divided by interest expense plus preferred dividends is 1.03.
- 38 REITs are rated investment grade, 64 percent by equity market capitalization.

Volume

- Average daily dollar trading volume, February 2010 = \$3.4 billion
- Average daily dollar trading volume, February 2005 = \$1.6 billion
- Average daily dollar trading volume, February 2000 = \$338 million

REIT Industry Fact Sheet

Data as of February 28, 2010, except where noted.

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

Capital Offerings

- REITs have raised \$8.6 billion in initial, debt and equity capital offerings in 2009. \$1.3 billion was raised in secondary equity common and preferred share offerings; \$6.7 billion was raised in secured or unsecured debt offerings; \$522 million was raised in Initial Public Offerings.
- Completed initial public offerings in 2010:
 - Chesapeake Lodging Trust (NYSE: CHSP)
 - Piedmont Office Realty Trust (NYSE: PDM)
 - Terreno Realty Corporation (NYSE: TRNO)

Exhibit 1
Investment Performance:
FTSE NAREIT US Real Estate Index Series¹
(Percent change, except where noted, as of February 28, 2010)

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)																		
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	27.45	19.90	4.63	27.80	20.15	4.69	27.62	20.36	4.48	27.99	21.28	3.73	24.63	8.26	14.86	41.30	35.47	20.06
2010	0.14	-0.35	4.99	0.10	-0.41	5.07	-0.32	-0.86	4.96	-0.15	-0.70	4.16	1.93	2.02	14.52	33.22	31.83	15.21
Quarter (including current quarter to date)																		
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	31.52	29.86	4.89	32.00	30.31	4.92	32.53	30.95	4.49	33.28	31.86	4.02	20.48	16.30	13.87	16.82	15.31	12.83
Q4	8.25	6.86	4.63	8.46	7.04	4.69	9.33	7.98	4.48	9.39	8.25	3.73	-1.25	-5.31	14.86	11.83	11.84	20.06
2010: Q1	0.14	-0.35	4.99	0.10	-0.41	5.07	-0.32	-0.86	4.96	-0.15	-0.70	4.16	1.93	2.02	14.52	33.22	31.83	15.21
Month (including current month to date)																		
October	-4.80	-5.01	5.07	-4.77	-4.97	5.08	-4.40	-4.55	4.69	-4.50	-4.68	4.12	-7.11	-7.52	14.98	-11.89	-11.92	14.56
November	6.84	6.52	4.74	6.95	6.60	4.79	7.47	7.07	4.39	6.91	6.54	3.88	7.13	7.02	14.03	11.23	11.26	13.09
2009: Dec	6.43	5.61	4.63	6.48	5.67	4.69	6.41	5.66	4.48	7.15	6.60	3.73	-0.76	-4.32	14.86	14.11	14.12	20.06
2010: Jan	-4.68	-4.86	5.05	-4.74	-4.91	5.11	-5.37	-5.53	4.95	-5.21	-5.40	4.14	-0.15	-0.16	14.82	16.84	16.81	17.17
February	5.06	4.73	4.99	5.08	4.74	5.07	5.33	4.94	4.96	5.34	4.97	4.16	2.08	2.18	14.52	14.02	12.86	15.21
Week (including current week to date)																		
29-Jan-10	-0.60	-0.70	5.05	-0.63	-0.72	5.11	-0.45	-0.54	4.95	-0.71	-0.81	4.14	0.61	0.63	14.82	-9.73	-9.73	17.17
5-Feb-10	-0.20	-0.24	5.06	-0.17	-0.21	5.12	0.11	0.07	4.94	-0.36	-0.40	4.16	1.98	2.03	14.54	-5.15	-6.06	18.28
12-Feb-10	-0.84	-1.05	5.31	-0.89	-1.09	5.40	-1.11	-1.36	5.29	-0.50	-0.73	4.43	-4.86	-4.89	15.28	0.26	0.26	18.23
19-Feb-10	5.17	5.11	5.04	5.16	5.10	5.12	5.25	5.19	5.02	5.43	5.36	4.19	1.99	2.09	14.98	17.08	17.04	15.57
26-Feb-10	0.95	0.94	4.99	0.98	0.97	5.07	1.09	1.08	4.96	0.78	0.76	4.16	3.16	3.15	14.52	2.41	2.39	15.21
Historical (compound annual rates through month-end)																		
1-Year	89.78	78.97		90.32	79.38		91.15	80.61		95.19	85.47		46.07	27.18		134.53	122.58	
3-Year	-14.38	-19.02		-14.56	-19.24		-14.40	-18.74		-14.14	-18.38		-17.65	-27.30		-32.65	-38.28	
5-Year	0.31	-4.90		0.14	-5.10		1.65	-3.15		1.49	-3.32		-12.85	-22.34		-16.56	-23.10	
10-Year	10.31	3.66		10.22	3.55		10.92	5.02		10.71	4.42		9.24	-3.55		4.56	-3.84	
15-Year	9.24	2.36		9.18	2.29		NA	NA		9.75	3.17		5.79	-5.54		0.47	-7.98	
20-Year	9.46	1.81		9.41	1.76		NA	NA		10.14	2.96		5.48	-6.37		2.71	-6.30	
25-Year	7.84	-0.16		7.81	-0.20		NA	NA		9.78	2.45		3.16	-8.42		1.49	-7.85	
30-Year	10.05	1.42		10.02	1.38		NA	NA		11.45	3.31		5.79	-6.06		5.31	-4.20	
35-Year	11.60	2.72		11.57	2.69		NA	NA		13.24	4.91		7.13	-4.67		7.45	-2.19	

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).

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

Exhibit 2

Investment Performance by Property Sector and Subsector¹

(Percent change, except where noted. All data as of February 28, 2010)

Property Sector/Subsector	Total Return (%)			Dividend Yield ²	Number of REITs	Equity Market Capitalization ³	Implied Market Capitalization ^{3,4}
	2009	February	Year to Date				
FTSE NAREIT Equity REIT Index	27.99	5.34	-0.15	4.16	106	247,150,404	262,986,068
Industrial/Office	29.17	2.86	-2.48	4.25	26	52,404,033	56,584,599
Industrial	12.17	1.86	-3.81	4.78	7	12,565,930	12,833,428
Office	35.55	3.69	-1.47	3.67	14	32,436,823	35,224,007
Mixed	34.90	0.96	-4.53	5.95	5	7,401,280	8,527,164
Retail	27.17	9.82	2.73	3.70	25	61,565,551	68,800,273
Shopping Centers	-1.66	8.94	4.03	4.04	15	25,963,302	26,585,352
Regional Malls	62.99	11.92	1.38	2.88	6	30,208,885	36,813,889
Free Standing	25.93	2.65	4.79	6.74	4	5,393,364	5,401,032
Residential	30.82	8.12	2.27	4.21	16	36,633,568	38,710,930
Apartments	30.40	8.37	2.45	4.20	14	34,766,855	36,599,792
Manufactured Homes	40.92	3.59	-1.00	4.46	2	1,866,714	2,111,138
Diversified	17.02	1.55	-3.84	4.19	8	16,159,150	17,192,922
Lodging/Resorts	67.19	6.24	0.15	1.83	9	14,326,316	14,505,563
Health Care	24.62	2.39	-2.15	6.00	12	32,853,399	33,129,347
Self Storage	8.37	2.22	-0.76	2.97	4	16,437,840	16,523,392
Specialty	31.46	3.67	0.16	4.61	6	16,770,547	17,539,041
FTSE NAREIT Hybrid REIT Index	41.30	14.02	33.22	15.21	3	862,910	862,910
FTSE NAREIT Mortgage REIT Index	24.63	2.08	1.93	14.52	19	22,515,363	22,515,363
Home Financing	28.19	1.89	1.78	15.02	14	21,442,618	21,442,618
Commercial Financing	-40.99	6.63	5.60	3.28	5	1,072,745	1,072,745

Source: NAREIT®

Notes:

¹Data derived from the constituents of the FTSE NAREIT Composite REIT Index.

²Dividend yield quoted in percent.

³Data presented in thousands of dollars.

⁴Implied market capitalization represents the sum of common shares outstanding and operating partnership units, multiplied by share price.

Exhibit 3

Selected Indicators of Equity Market Performance

(Period ending index levels and percent change, as of February 28, 2010)

Period	FTSE NAREIT Equity REIT Index		S&P 500		Dow Jones Industrials		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)												
2000	3,002.97	26.37	3,622.29	-9.11	10,788.00	-6.17	1,894.30	-3.02	2,470.52	-39.29	5.12	-1.33
2001	3,421.37	13.93	3,191.79	-11.88	10,021.50	-7.11	1,941.39	2.49	1,950.40	-21.05	5.03	-0.09
2002	3,552.10	3.82	2,486.27	-22.10	8,341.63	-16.76	1,543.73	-20.48	1,335.51	-31.53	3.82	-1.21
2003	4,871.12	37.13	3,199.72	28.70	10,453.92	25.32	2,273.20	47.25	2,003.37	50.01	4.26	0.44
2004	6,409.30	31.58	3,547.62	10.87	10,783.01	3.15	2,689.86	18.33	2,175.44	8.59	4.22	-0.04
2005	7,188.85	12.16	3,721.75	4.91	10,717.50	-0.61	2,812.35	4.55	2,205.32	1.37	4.42	0.20
2006	9,709.31	35.06	4,309.60	15.79	12,463.15	16.29	3,328.90	18.37	2,415.29	9.52	4.71	0.29
2007	8,185.75	-15.69	4,546.37	5.49	13,264.82	6.43	3,276.77	-1.57	2,652.28	9.81	4.03	-0.68
2008	5,097.46	-37.73	2,864.31	-37.00	8,776.39	-33.84	2,169.65	-33.79	1,577.03	-40.54	2.25	-1.78
2009	6,524.25	27.99	3,622.34	26.46	10,428.05	18.82	2,759.17	27.17	2,269.15	43.89	3.84	1.59
2010	6,514.45	-0.15	3,600.20	-0.61	10,325.26	-0.99	2,777.32	0.66	2,238.26	-1.36	3.59	-0.25
Quarter (including current quarter to date)												
2008: Q2	7,891.50	-4.93	4,004.72	-2.73	11,350.01	-7.44	2,969.68	0.58	2,292.98	0.61	3.98	0.55
Q3	8,329.68	5.55	3,669.53	-8.37	10,850.66	-4.40	2,936.63	-1.11	2,091.88	-8.77	3.83	-0.15
Q4	5,097.46	-38.80	2,864.31	-21.94	8,776.39	-19.12	2,169.65	-26.12	1,577.03	-24.61	2.25	-1.58
2009: Q1	3,472.97	-31.87	2,548.90	-11.01	7,608.92	-13.30	1,845.21	-14.95	1,528.59	-3.07	2.69	0.44
Q2	4,474.92	28.85	2,954.91	15.93	8,447.00	11.01	2,226.92	20.69	1,835.04	20.05	3.52	0.83
Q3	5,963.97	33.28	3,416.05	15.61	9,712.28	14.98	2,656.25	19.28	2,122.42	15.66	3.31	-0.21
Q4	6,524.25	9.39	3,622.34	6.04	10,428.05	7.37	2,759.17	3.87	2,269.15	6.91	3.84	0.53
2010: Q1	6,514.45	-0.15	3,600.20	-0.61	10,325.26	-0.99	2,777.32	0.66	2,238.26	-1.36	3.59	-0.25
Month												
2009: Feb	3,337.41	-20.82	2,343.61	-10.65	7,062.93	-11.72	1,694.00	-12.15	1,377.84	-6.68	3.04	0.20
March	3,472.97	4.06	2,548.90	8.76	7,608.92	7.73	1,845.21	8.93	1,528.59	10.94	2.69	-0.36
April	4,550.27	31.02	2,792.85	9.57	8,168.12	7.35	2,130.45	15.46	1,717.30	12.35	3.12	0.44
May	4,648.41	2.16	2,949.06	5.59	8,500.33	4.07	2,194.48	3.01	1,774.33	3.32	3.47	0.34
June	4,474.92	-3.73	2,954.91	0.20	8,447.00	-0.63	2,226.92	1.48	1,835.04	3.42	3.52	0.05
July	4,943.57	10.47	3,178.42	7.56	9,171.61	8.58	2,441.39	9.63	1,978.50	7.82	3.50	-0.02
August	5,605.49	13.39	3,293.17	3.61	9,496.28	3.54	2,511.40	2.87	2,009.06	1.54	3.40	-0.10
September	5,963.97	6.40	3,416.05	3.73	9,712.28	2.27	2,656.25	5.77	2,122.42	5.64	3.31	-0.09
October	5,695.33	-4.50	3,352.59	-1.86	9,712.73	0.00	2,475.90	-6.79	2,045.11	-3.64	3.39	0.08
November	6,088.91	6.91	3,553.69	6.00	10,344.84	6.51	2,553.62	3.14	2,144.60	4.86	3.20	-0.19
December	6,524.25	7.15	3,622.34	1.93	10,428.05	0.80	2,759.17	8.05	2,269.15	5.81	3.84	0.64
2010: Jan	6,184.30	-5.21	3,492.03	-3.60	10,067.33	-3.46	2,657.61	-3.68	2,147.35	-5.37	3.61	-0.23
2010: Jan	6,514.45	5.34	3,600.20	3.10	10,325.26	2.56	2,777.32	4.50	2,238.26	4.23	3.59	-0.02
Historical (compound annual rates)												
1-Year		95.19		53.62		46.19		63.95		62.45		
3-Year		-14.14		-5.67		-5.59		-6.13		-2.52		
5-Year		1.49		0.37		-0.83		1.16		1.76		
10-Year		10.71		-0.31		0.19		2.18		-7.14		
15-Year		9.75		7.54		6.51		7.58		7.16		
20-Year		10.14		8.48		7.08		8.71		8.65		
25-Year		9.78		10.13		8.70		8.61		8.61		
30-Year		11.45		10.98		8.62		10.16		9.24		
35-Year		13.24		11.13		7.83		NA		10.27		

Source: NAREIT®, FactSet.

¹ Price-only returns

² Ten-year constant maturity Treasury note

Exhibit 4
Historical Offerings of Securities
(As of February 28, 2010)

Period	Initial				Secondary Equity				Secondary Debt			
	Total		Public Offering		Common Shares		Preferred Shares		Unsecured Debt		Secured Debt	
	Number	Capital Raised ¹	Number	Capital Raised ¹	Number	Capital Raised ¹	Number	Capital Raised ¹	Number	Capital Raised ¹	Number	Capital Raised ¹
Annual Totals (including current year to date)												
2002	187	19,768	3	608	85	5,785	25	1,991	71	10,638	3	745
2003	228	25,562	8	2,646	82	5,471	64	5,192	68	10,894	6	1,358
2004	266	38,773	29	7,980	79	7,338	61	5,858	97	17,306	0	0
2005	259	38,179	11	3,789	71	8,521	36	3,095	105	16,330	36	5,758
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	25	8,554	3	522	6	1,063	2	255	14	6,715	0	0
Quarterly Totals												
2008: Q4	10	1,079	0	0	10	1,079	0	0	0	0	0	0
2009: Q1	11	3,096	0	0	9	2,296	0	0	2	800	0	0
Q2	51	15,675	3	541	42	13,370	0	0	6	1,765	0	0
Q3	44	9,838	5	2,047	24	3,681	0	0	15	4,110	0	0
Q4	24	6,047	1	403	12	1,897	0	0	11	3,748	0	0
Q1	25	8,554	3	522	6	1,063	2	255	14	6,715	0	0
Monthly Totals												
2008: Jun	5	846	0	0	4	726	1	121	0	0	0	0
July	2	318	0	0	2	318	0	0	0	0	0	0
August	4	1,452	0	0	3	704	0	0	1	748	0	0
September	13	1,731	0	0	13	1,731	0	0	0	0	0	0
October	9	899	0	0	9	899	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0	0	0
December	1	180	0	0	1	180	0	0	0	0	0	0
2009: Jan	4	755	0	0	3	605	0	0	1	150	0	0
February	3	263	0	0	3	263	0	0	0	0	0	0
March	4	2,078	0	0	3	1,428	0	0	1	650	0	0
April	20	7,125	0	0	17	6,419	0	0	3	706	0	0
May	20	6,041	0	0	17	4,982	0	0	3	1,058	0	0
June	11	2,509	3	541	8	1,968	0	0	0	0	0	0
July	4	950	1	368	3	582	0	0	0	0	0	0
August	18	4,516	1	932	8	1,285	0	0	9	2,300	0	0
September	22	4,372	3	748	13	1,814	0	0	6	1,810	0	0
October	9	2,338	0	0	6	888	0	0	3	1,450	0	0
November	5	997	0	0	1	199	0	0	4	798	0	0
December	10	2,712	1	403	5	810	0	0	4	1,500	0	0
2010: Jan	10	3,686	1	173	4	664	0	0	5	2,850	0	0
February	15	4,868	2	349	2	399	2	255	9	3,865	0	0

Source: SNL Financial, NAREIT®.

Notes:

¹ Data presented in millions of dollars.