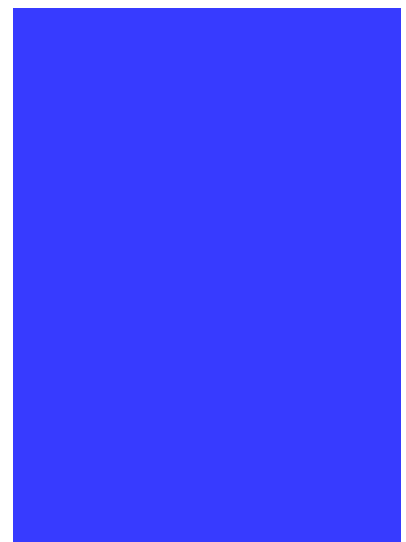
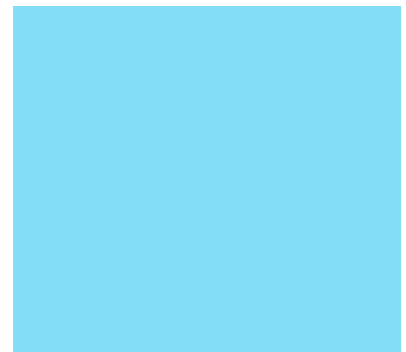


REITWatch®

A Monthly Statistical Report on the Real Estate Investment Trust Industry



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REITWATCH

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REIT Industry Fact Sheet

Data as of May 31, 2019, 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 = \$1.213 trillion
- FTSE Nareit All Equity REITs equity market capitalization = \$1.134 trillion
- REITs own approximately \$2.0 trillion of commercial real estate assets, including listed and non-listed public Equity and Mortgage REITs
- 222 REITs are in the FTSE Nareit All REITs Index
- 186 REITs trade on the New York Stock Exchange
- NYSE listed REITs equity market capitalization = \$1.080 trillion

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 May 31, 2019:

	FTSE Nareit		S&P 500	Russell 2000	Nasdaq Composite	Dow Jones Industrial Average
	All REITs	All Equity REITs				
2019: YTD	16.86	17.66	10.74	9.26	12.85	7.54
1-Year	15.35	16.15	3.78	-9.04	1.23	4.05
3-Year	7.90	7.82	11.72	9.75	15.90	14.45
5-Year	8.68	8.81	9.66	6.71	13.22	10.88
10-Year	15.16	15.43	13.95	12.84	16.74	14.17
15-Year	8.92	9.52	8.40	7.96	9.21	8.84
20-Year	10.10	10.49	5.83	7.64	5.68	6.86
25-Year	9.96	10.31	9.56	8.81	9.71	7.84
30-Year	9.73	10.53	9.76	8.96	9.84	7.98
35-Year	9.55	11.02	11.27	9.70	10.41	9.30
40-Year	10.84	12.23	11.66	10.88	10.62	8.89
1972 - 2019	9.68	11.77	10.40	-	8.87	7.27

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

Returns in italics are price-only.

Dividends

Yield Comparison

- FTSE Nareit All REITs: 4.16%
- FTSE Nareit All Equity REITs: 3.74%
- S&P 500: 2.09%

- Public listed REITs paid out approximately \$53.2 billion and public non-listed REITs paid out approximately \$4.3 billion in dividends during 2017.
- By market cap-weighted average, 76 percent of the annual dividends paid by REITs qualify as ordinary taxable income, 10 percent qualify as return of capital and 14 percent qualify as long-term capital gains in 2017.

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REIT Industry Fact Sheet

Data as of May 31, 2019, except where noted.

Unless otherwise noted, all data are derived from, and apply only to, publicly traded US REITs.

Leverage and Coverage Ratios

(Data as of 2018: Q4)

Equity REITs

- Debt Ratio: 30.8%
- Coverage Ratio: 4.4x
- Fixed Charge Ratio: 4.1x
- 67 Equity REITs are rated investment grade, 67 percent by equity market capitalization.

All REITs

- Debt Ratio: 42.4%
- Coverage Ratio: 3.0x
- Fixed Charge Ratio: 2.8x
- 67 REITs are rated investment grade, 63 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

- May 2019: \$6.8 billion
- May 2014: \$4.6 billion
- May 2009: \$4.6 billion

Capital Offerings

	2019: YTD	
	Number of Offerings	Capital Raised (\$M)
IPOs	1	77
Secondary Common	40	13,448
Secondary Preferred	8	979
ATM Issuance	-	2,970
Secondary Debt	34	13,624
Total	83	31,097

Exhibit 1 Investment Performance: FTSE Nareit US Real Estate Index Series

May 31, 2019

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)																		
2014	27.15	21.93	4.00	27.23	22.00	4.06	28.73	23.86	3.77	28.03	23.44	3.56	30.14	25.25	3.65	17.88	6.30	10.66
2015	2.29	-1.95	4.30	2.05	-2.20	4.33	4.40	0.42	3.74	2.83	-0.98	3.85	3.20	-0.68	3.92	-8.88	-18.48	12.15
2016	9.28	4.97	4.32	9.37	5.05	4.34	5.52	1.91	3.93	8.63	4.77	3.96	8.52	4.63	4.01	22.85	10.00	10.60
2017	9.27	4.77	4.27	9.29	4.76	4.29	9.23	5.01	3.78	8.67	4.52	3.94	5.23	1.04	4.15	19.79	8.73	9.83
2018	-4.10	-8.34	4.80	-3.94	-8.21	4.82	-2.12	-6.02	4.20	-4.04	-7.95	4.37	-4.62	-8.72	4.63	-2.52	-12.30	11.48
2019	16.86	15.24	4.16	16.81	15.18	4.18	17.91	16.42	3.68	17.66	16.13	3.74	16.32	14.65	4.04	4.49	1.42	11.29
Quarter (including current quarter to date)																		
2018: Q1	-6.66	-7.67	4.59	-6.51	-7.52	4.64	-5.84	-6.74	4.11	-6.66	-7.59	4.27	-8.20	-9.20	4.58	-4.06	-6.47	10.47
Q2	8.32	7.09	4.30	8.27	7.02	4.33	6.59	5.47	3.93	8.50	7.35	3.96	10.04	8.84	4.17	4.71	2.05	10.35
Q3	1.03	-0.06	4.36	1.01	-0.09	4.37	1.19	0.19	3.98	0.87	-0.13	4.00	1.23	0.18	4.19	2.93	0.33	10.10
Q4	-6.11	-7.24	4.80	-6.04	-7.17	4.82	-3.63	-4.63	4.20	-6.06	-7.09	4.37	-6.73	-7.80	4.63	-5.73	-8.42	11.48
2019: Q1	16.70	15.53	4.13	16.72	15.55	4.14	17.15	16.09	3.67	17.17	16.10	3.72	16.33	15.15	4.00	10.11	7.62	10.61
Q2	0.14	-0.26	4.16	0.08	-0.33	4.18	0.65	0.28	3.68	0.41	0.03	3.74	-0.01	-0.43	4.04	-5.10	-5.76	11.29
Month																		
2018: Dec	-7.73	-8.46	4.80	-7.75	-8.48	4.82	-7.01	-7.61	4.20	-7.89	-8.52	4.37	-8.23	-8.86	4.63	-5.65	-7.92	11.48
2019: Jan	11.42	11.27	4.30	11.42	11.27	4.32	10.77	10.65	3.81	11.58	11.43	3.91	11.75	11.56	4.13	9.08	8.91	10.56
Feb	0.50	0.27	4.30	0.45	0.21	4.32	0.73	0.47	3.79	0.54	0.30	3.90	0.73	0.47	4.12	-0.97	-1.15	10.70
Mar	4.22	3.56	4.13	4.29	3.63	4.14	5.00	4.43	3.67	4.45	3.88	3.72	3.35	2.73	4.00	1.93	-0.03	10.61
Apr	-0.06	-0.23	4.15	-0.10	-0.28	4.17	-0.33	-0.46	3.70	-0.23	-0.39	3.75	-0.24	-0.38	4.03	1.93	1.42	10.51
May	0.20	-0.03	4.16	0.18	-0.05	4.18	0.98	0.75	3.68	0.64	0.42	3.74	0.22	-0.05	4.04	-6.90	-7.08	11.29
Week (including current week to date)																		
26-Apr-19	1.49	1.47	4.15	1.48	1.46	4.17	1.46	1.46	3.70	1.49	1.48	3.75	1.60	1.58	4.02	1.21	1.21	10.48
3-May-19	1.01	0.94	4.11	1.00	0.94	4.13	0.86	0.78	3.67	1.14	1.08	3.71	1.33	1.25	3.97	-1.07	-1.21	10.60
10-May-19	-0.69	-0.72	4.15	-0.70	-0.73	4.16	-0.58	-0.61	3.69	-0.68	-0.71	3.74	-0.93	-0.97	4.01	-0.96	-0.96	10.71
17-May-19	1.13	1.02	4.11	1.13	1.02	4.12	1.44	1.31	3.65	1.28	1.16	3.70	1.31	1.16	3.97	-1.20	-1.23	10.85
24-May-19	0.13	0.11	4.10	0.11	0.09	4.12	0.27	0.25	3.64	0.13	0.11	3.69	0.28	0.25	3.96	-0.29	-0.33	10.87
31-May-19	-1.36	-1.39	4.16	-1.35	-1.39	4.18	-0.91	-0.92	3.68	-1.20	-1.23	3.74	-1.86	-1.89	4.04	-3.74	-3.86	11.29
Historical (compound annual rates at month-end)																		
1-Year	15.35	10.38		15.32	10.32		19.94	15.30		16.15	11.57		14.62	9.85		2.89	-7.47	
3-Year	7.90	3.38		7.97	3.42		8.06	3.95		7.82	3.67		6.13	1.86		10.67	-0.18	
5-Year	8.68	4.19		501.26	191.94		9.02	4.93		8.81	4.74		7.89	3.71		6.79	-3.95	
10-Year	15.16	10.20		145.21	70.86		15.12	10.53		15.43	11.15		14.88	10.48		11.44	-0.90	
15-Year	8.92	3.87		81.84	42.92		9.50	4.86		9.52	5.02		9.17	4.60		1.45	-9.56	
20-Year	10.10	4.27		56.59	30.71		-	-		10.49	5.13		10.23	4.82		5.89	-6.09	
25-Year	9.96	3.82		43.16	23.90		-	-		10.31	4.60		10.10	4.36		6.75	-4.82	
30-Year	9.73	2.87		34.85	19.55		-	-		10.53	4.26		10.36	4.05		5.72	-6.09	
35-Year	9.55	2.25		29.21	16.54		-	-		11.02	4.36		10.86	4.18		5.17	-6.56	
40-Year	10.84	3.03		25.14	14.33		-	-		12.23	4.95		12.09	4.79		6.42	-5.44	

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.

Exhibit 2 Investment Performance by Property Sector and Subsector

May 31, 2019

Sector	Number of Constituents	Total Return (%)			Dividend Yield (%)	Market Capitalization (\$)¹	
		2018	May	2019: YTD		Equity	Implied
FTSE Nareit All Equity REITs	167	-4.04	0.64	17.66	3.74	1,133,794,800	1,171,490,953
FTSE Nareit Equity REITs	158	-4.62	0.22	16.32	4.04	937,494,132	975,150,271
Industrial	12	-2.51	-2.72	23.03	2.85	94,527,254	97,737,137
Office	21	-14.50	-2.45	18.27	3.37	96,433,002	103,297,294
Retail	33	-4.96	-2.80	7.32	5.01	163,122,995	174,191,647
Shopping Centers	17	-14.55	-2.42	13.35	4.98	54,527,350	55,820,456
Regional Malls	7	-6.99	-6.05	-1.97	5.75	61,727,526	71,014,473
Free Standing	9	13.93	1.44	15.14	4.07	46,868,119	47,356,718
Residential	21	3.09	1.86	19.38	2.83	171,846,892	178,964,544
Apartments	15	3.70	1.46	17.65	3.08	128,290,166	132,782,723
Manufactured Homes	3	11.43	3.24	25.20	2.26	22,324,657	23,367,861
Single Family Homes	3	-11.41	3.26	26.53	1.57	21,232,069	22,813,960
Diversified	16	-12.52	0.60	18.03	4.92	56,948,900	59,898,359
Lodging/Resorts	17	-12.82	-6.92	9.99	5.62	50,823,477	51,224,129
Health Care	17	7.58	5.73	14.22	5.17	110,718,056	111,649,389
Self Storage	5	2.94	5.77	17.62	3.45	67,390,169	69,564,083
Timber	4	-31.96	-14.03	5.85	5.52	23,460,091	23,460,091
Infrastructure	5	6.99	5.43	27.27	1.93	172,840,578	172,880,592
Data Centers	5	-14.11	4.65	26.28	2.68	77,447,081	80,351,942
Specialty	11	-6.68	-1.83	16.44	6.28	48,236,305	48,271,747
FTSE Nareit Mortgage REITs	35	-2.52	-6.90	4.49	11.29	70,299,250	70,793,357
Home Financing	22	-4.70	-8.67	0.81	12.67	47,623,359	47,647,562
Commercial Financing	13	3.51	-2.53	14.15	8.11	22,675,891	23,145,795

Source: FTSE™, Nareit®.

Notes:

¹ Implied market capitalization is calculated as common shares outstanding plus operating partnership units, multiplied by share price. Data presented in thousands of dollars.

Exhibit 3 Selected Indicators of Equity Market Performance

(Period ending index levels and percent change)

May 31, 2019

Period	FTSE Nareit All Equity REITs		S&P 500		Dow Jones Industrials		Russell 2000		Nasdaq Composite		US Treasury 10-Year Note ¹	
	Levels	Returns	Levels	Returns	Levels	Returns	Levels	Returns	Levels	Returns	Yield	Change
Annual (including current year to date)												
2009	6,524.25	27.99	1,837.50	26.46	18,335.23	22.68	2,759.17	27.17	2,378.33	45.32	3.85	1.60
2010	8,347.58	27.95	2,114.29	15.06	20,913.80	14.06	3,500.15	26.85	2,806.89	18.02	3.30	-0.55
2011	9,039.07	8.28	2,158.94	2.11	22,666.87	8.38	3,353.99	-4.18	2,783.67	-0.83	1.89	-1.41
2012	10,819.84	19.70	2,504.44	16.00	24,987.40	10.24	3,902.37	16.35	3,269.46	17.45	1.78	-0.11
2013	11,128.83	2.86	3,315.59	32.39	32,397.14	29.65	5,417.36	38.82	4,581.05	40.12	3.04	1.26
2014	14,247.97	28.03	3,769.44	13.69	35,650.39	10.04	5,682.50	4.89	5,256.55	14.75	2.17	-0.87
2015	14,650.51	2.83	3,821.60	1.38	35,726.03	0.21	5,431.67	-4.41	5,622.56	6.96	2.27	0.10
2016	15,914.73	8.63	4,278.66	11.96	41,619.65	16.50	6,589.05	21.31	6,121.12	8.87	2.45	0.18
2017	17,295.16	8.67	5,212.76	21.83	53,317.96	28.11	7,554.17	14.65	7,935.29	29.64	2.40	-0.05
2018	16,595.65	-4.04	4,984.22	-4.38	51,462.77	-3.48	6,722.15	-11.01	7,709.91	-2.84	2.69	0.29
2019	19,525.76	17.66	5,519.27	10.74	55,341.28	7.54	7,344.78	9.26	8,700.95	12.85	2.14	-0.55
Quarter (including current quarter to date)												
2017: Q3	16,876.00	1.11	4,887.97	4.48	48,051.36	5.58	7,310.00	5.67	7,447.57	6.06	2.33	0.02
Q4	17,295.16	2.48	5,212.76	6.64	53,317.96	10.96	7,554.17	3.34	7,935.29	6.55	2.40	0.07
2018: Q1	16,142.71	-6.66	5,173.19	-0.76	52,270.30	-1.96	7,547.81	-0.08	8,140.58	2.59	2.74	0.34
Q2	17,514.65	8.50	5,350.83	3.43	52,930.99	1.26	8,133.04	7.75	8,678.85	6.61	2.85	0.11
Q3	17,667.15	0.87	5,763.42	7.71	58,028.52	9.63	8,423.91	3.58	9,322.12	7.41	3.05	0.20
Q4	16,595.65	-6.06	4,984.22	-13.52	51,462.77	-11.31	6,722.15	-20.20	7,709.91	-17.29	2.69	-0.36
2019: Q1	19,445.86	17.17	5,664.46	13.65	57,541.76	11.81	7,702.52	14.58	9,005.73	16.81	2.41	-0.28
Q2	19,525.76	0.41	5,519.27	-2.56	55,341.28	-3.82	7,344.78	-4.64	8,700.95	-3.38	2.14	-0.27
Month												
2018: May	16,811.27	3.60	5,318.10	2.41	53,189.25	1.41	8,075.18	6.07	8,594.87	5.50	2.83	-0.12
Jun	17,514.65	4.18	5,350.83	0.62	52,930.99	-0.49	8,133.04	0.72	8,678.85	0.98	2.85	0.02
Jul	17,621.03	0.61	5,549.96	3.72	55,490.00	4.83	8,274.79	1.74	8,869.11	2.19	2.96	0.11
Aug	18,110.35	2.78	5,730.80	3.26	56,908.53	2.56	8,631.52	4.31	9,388.22	5.85	2.86	-0.10
Sep	17,667.15	-2.45	5,763.42	0.57	58,028.52	1.97	8,423.91	-2.41	9,322.12	-0.70	3.05	0.19
Oct	17,199.79	-2.65	5,369.49	-6.84	55,137.07	-4.98	7,508.93	-10.86	8,467.99	-9.16	3.15	0.10
Nov	18,017.18	4.75	5,478.91	2.04	56,297.96	2.11	7,628.29	1.59	8,509.67	0.49	3.01	-0.14
Dec	16,595.65	-7.89	4,984.22	-9.03	51,462.77	-8.59	6,722.15	-11.88	7,709.91	-9.40	2.69	-0.32
2019: Jan	18,517.39	11.58	5,383.63	8.01	55,215.78	7.29	7,478.39	11.25	8,464.37	9.79	2.63	-0.06
Feb	18,617.67	0.54	5,556.49	3.21	57,441.71	4.03	7,867.17	5.20	8,768.87	3.60	2.73	0.10
Mar	19,445.86	4.45	5,664.46	1.94	57,541.76	0.17	7,702.52	-2.09	9,005.73	2.70	2.41	-0.32
Apr	19,400.80	-0.23	5,893.81	4.05	59,072.70	2.66	7,964.18	3.40	9,435.63	4.77	2.51	0.10
May	19,525.76	0.64	5,519.27	-6.35	55,341.28	-6.32	7,344.78	-7.78	8,700.95	-7.79	2.14	-0.37
Historical (compound annual rates)												
1-Year	16.15		3.78		4.05		-9.04		1.23			
3-Year	7.82		11.72		14.45		9.75		15.90			
5-Year	8.81		9.66		10.88		6.71		13.22			
10-Year	15.43		13.95		14.17		12.84		16.74			
15-Year	9.52		8.40		8.84		7.96		9.21			
20-Year	10.49		5.83		6.86		7.64		5.68			
25-Year	10.31		9.56		7.84		8.81		9.71			
30-Year	10.53		9.76		7.98		8.96		9.84			
35-Year	11.02		11.27		9.30		9.70		10.41			
40-Year	12.23		11.66		8.89		10.88		10.62			

Source: Nareit®, FactSet.

¹ Ten-year constant maturity Treasury note

Returns in italics are price-only.

Exhibit 4 Historical Offerings of Securities

May 31, 2019

Period	Total		Initial Public Offerings		Secondary Equity			Secondary Debt Unsecured			
	Number	Capital Raised (\$M)	Number	Capital Raised (\$M)	Common Shares		Preferred Shares	ATM Issuance ¹			
					Number	Capital Raised (\$M)	Number	Capital Raised (\$M)	Number	Capital Raised (\$M)	
Annual Totals (including current year to date)											
2011	164	55,877	8	2,307	92	31,075	31	4,108	4,596	33	13,790
2012	254	80,447	8	1,822	106	35,143	71	10,631	7,121	69	25,730
2013	254	80,243	19	5,732	121	35,756	28	4,755	3,260	86	30,739
2014	219	67,910	6	4,067	102	24,106	24	4,618	4,184	87	30,934
2015	162	62,777	7	1,423	75	23,433	8	2,236	3,484	72	32,201
2016	196	76,833	4	1,690	75	26,158	36	4,655	7,069	82	37,261
2017	263	100,146	9	2,950	75	27,875	52	10,970	7,584	127	50,767
2018	129	54,870	5	3,264	53	16,654	10	1,580	8,150	61	25,222
2019	83	31,097	1	77	40	13,448	8	979	2,970	34	13,624
Quarterly Totals											
2018: Q1	37	15,868	3	2,738	9	3,546	6	815	374	19	8,769
Q2	23	7,922	1	523	7	1,496	1	316	2,814	14	5,587
Q3	40	14,627	0	0	21	7,885	2	403	2,140	17	6,339
Q4	29	8,303	1	3	16	3,728	1	46	2,822	11	4,527
2019: Q1	57	19,600	0	0	23	7,328	6	849	2,970	28	11,424
Q2	26	8,526	1	77	17	6,120	2	130	-	6	2,200
Monthly Totals											
2017: Aug	26	7,337	0	0	3	716	8	1,519	-	15	5,102
Sep	29	11,164	1	58	6	2,024	9	1,439	-	13	7,643
Oct	15	3,675	0	0	4	1,205	5	420	-	6	2,050
Nov	28	8,816	0	0	2	518	7	1,283	-	19	7,015
Dec	16	6,071	0	0	3	836	5	776	-	8	4,459
2018: Jan	16	7,892	3	2,738	3	1,307	5	700	-	5	3,146
Feb	10	4,995	0	0	1	843	0	0	-	9	4,153
Mar	11	2,981	0	0	5	1,396	1	115	-	5	1,470
Apr	4	1,147	0	0	1	147	0	0	-	3	1,000
May	7	2,826	0	0	2	689	0	0	-	5	2,137
Jun	12	3,950	1	523	4	660	1	316	-	6	2,450
Jul	9	2,929	0	0	6	1,632	0	0	-	3	1,297
Aug	13	4,468	0	0	8	2,168	0	0	-	5	2,300
Sep	18	7,230	0	0	7	4,085	2	403	-	9	2,742
Oct	10	3,423	0	0	3	712	0	0	-	7	2,711
Nov	14	3,965	1	3	8	2,100	1	46	-	4	1,816
Dec	5	915	0	0	5	915	0	0	-	0	0
2019: Jan	16	6,292	0	0	7	2,005	1	213	-	8	4,075
Feb	26	8,892	0	0	10	3,457	2	337	-	14	5,098
Mar	15	4,416	0	0	6	1,867	3	299	-	6	2,250
Apr	8	3,070	0	0	5	2,440	2	130	-	1	500
May	18	5,457	1	77	12	3,680	0	0	-	5	1,700

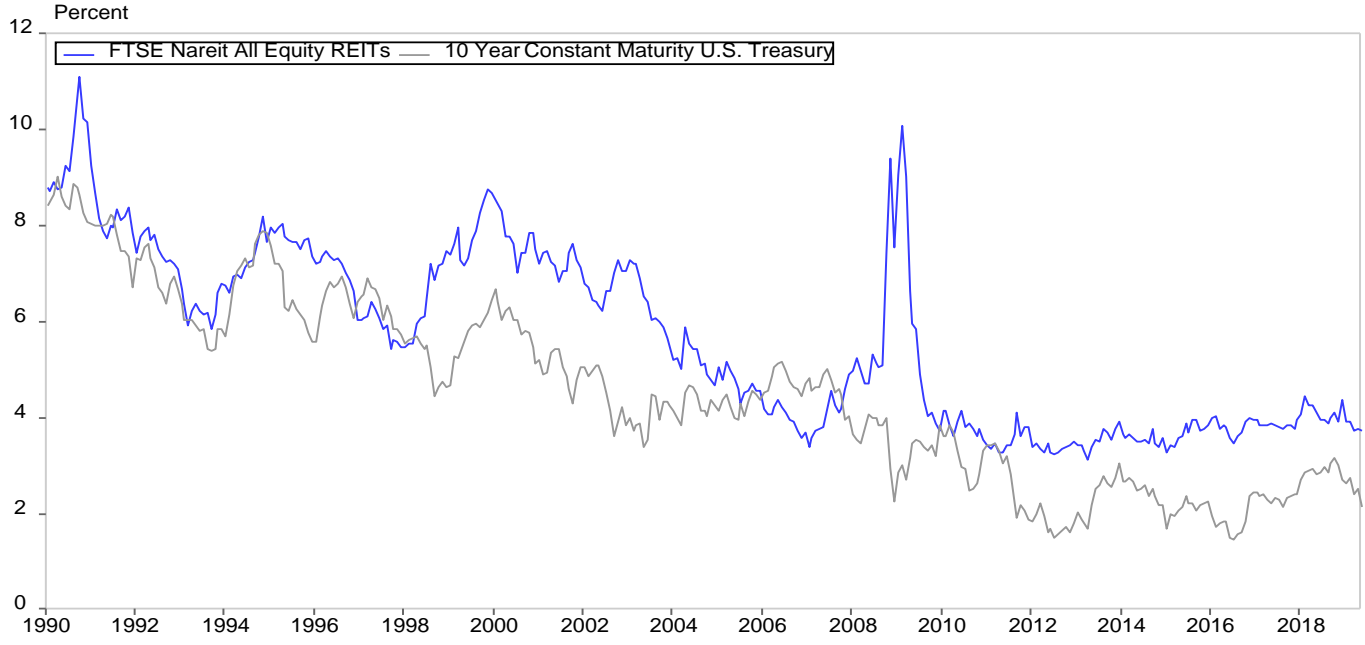
Source: Nareit®, S&P Global Market Intelligence.

Notes:

¹ ATM issuance data available on a quarterly basis; 2019 data as of Q1.

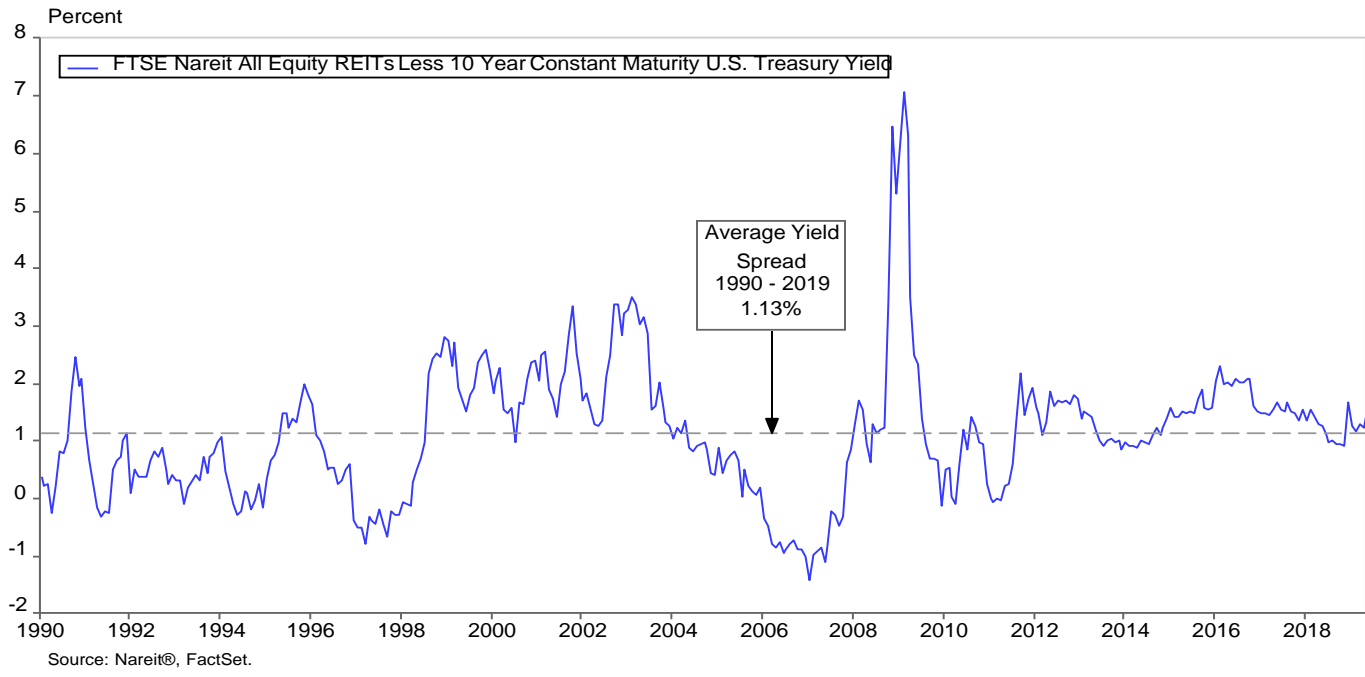
**Exhibit 5:
REIT Dividend Yield vs. 10-Year Constant Maturity Treasury Yield**

January 1990 - May 2019



**Exhibit 6:
Monthly Equity REIT Dividend Yield Spread**

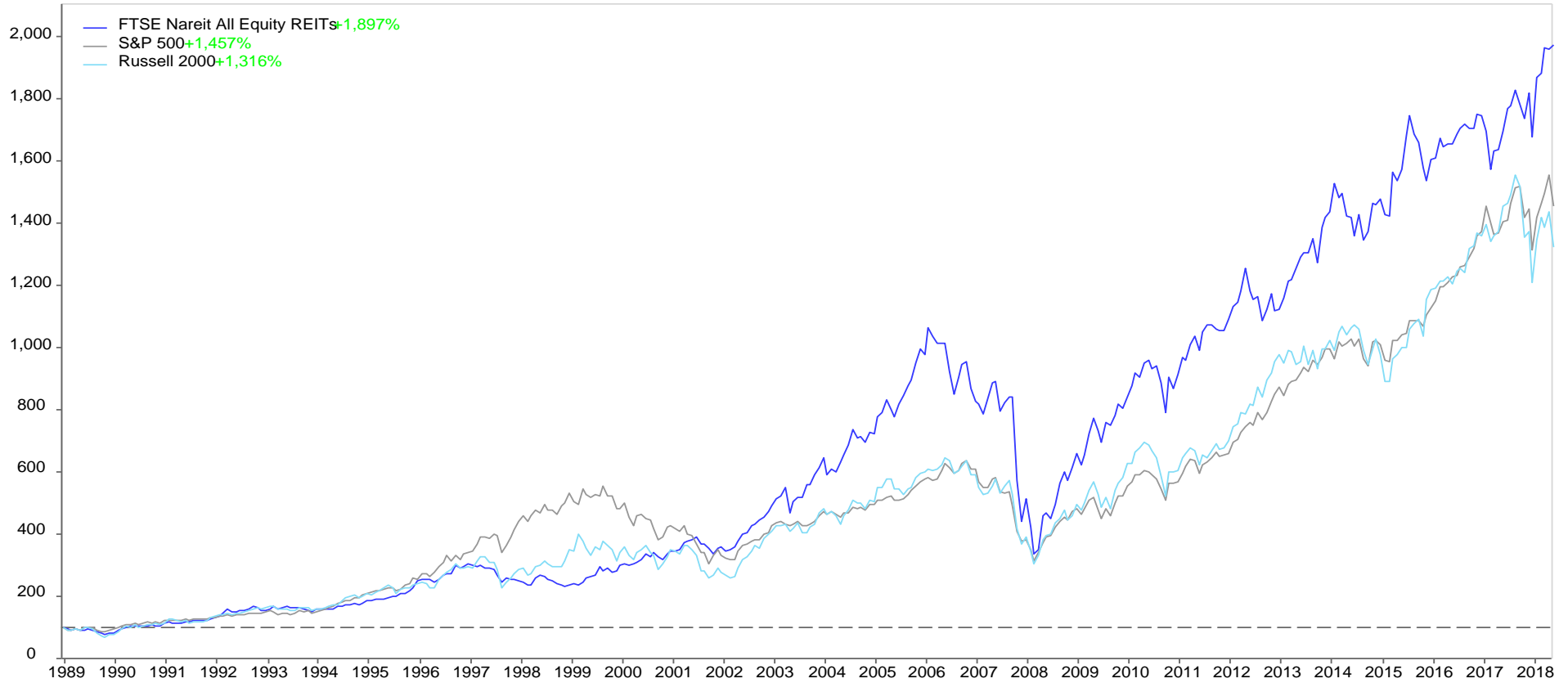
January 1990 - May 2019



Monthly Total Return Index Comparison

December 1989 - May 2019

Benchmarked at 100 as of December 31, 1989

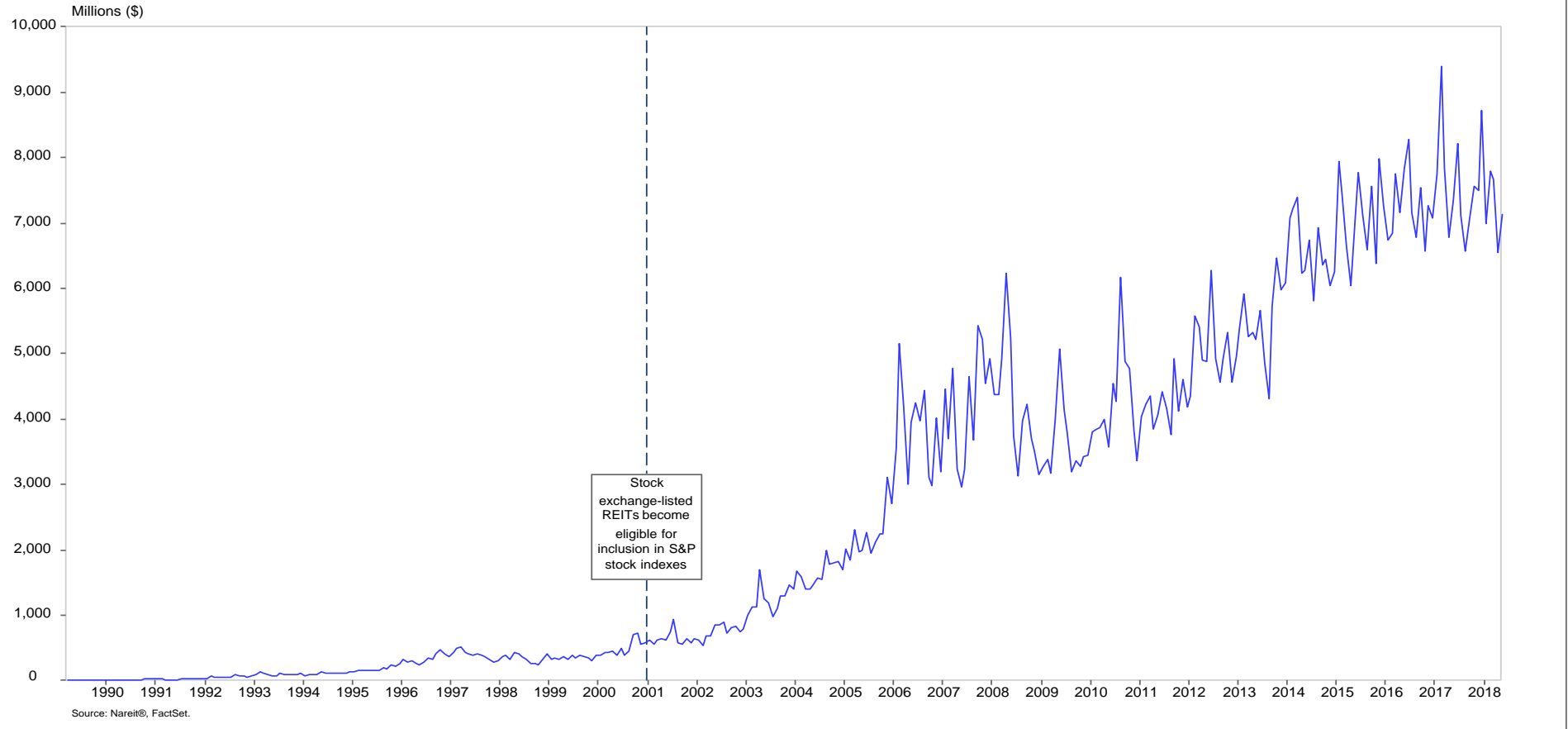


Source: Nareit®, FactSet.

Average Daily Dollar Trading Volume

FTSE Nareit All REITs

March 1990 - May 2019



Comparative Total Return Investment Performance

May 31, 2019
(Data in percent)

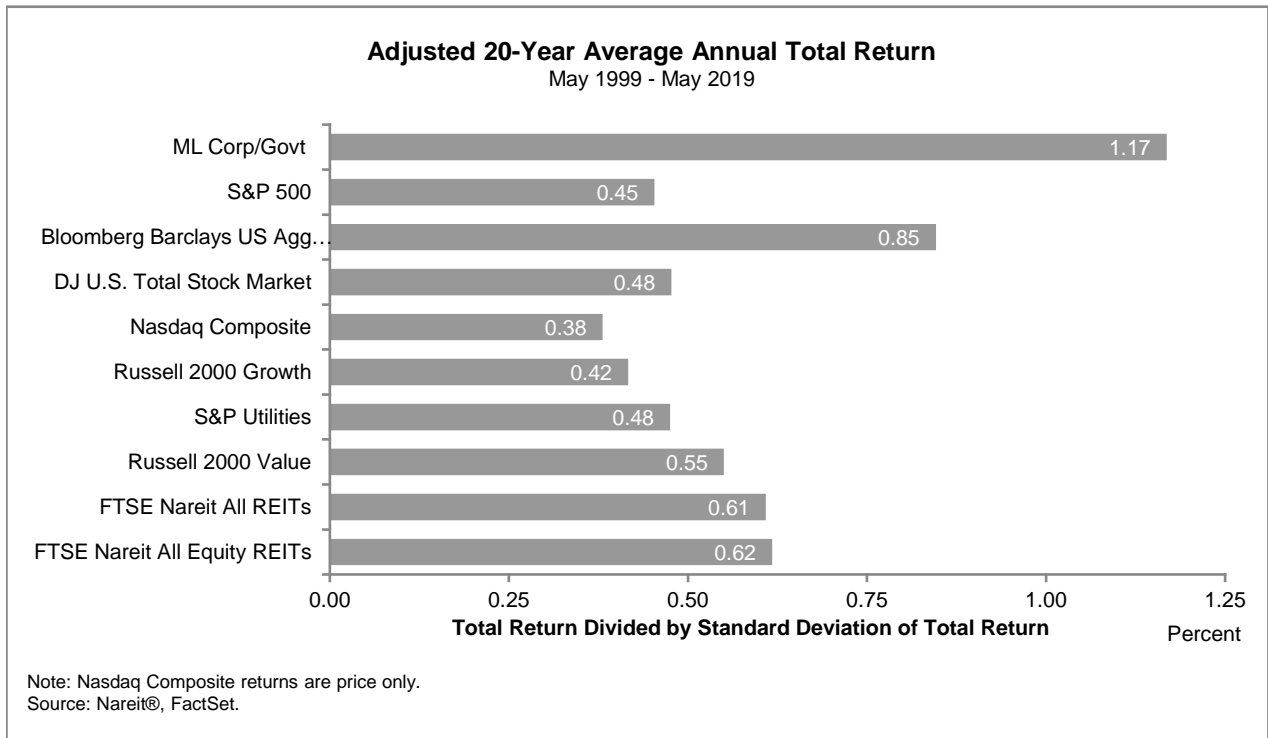
Period	FTSE Nareit	Dow Jones	Nasdaq ¹	Standard & Poor's			Russell 2000		Bond Indexes			NCREIF				
	All Equity (Jan. 1972)	Industrials ¹ (Dec. 1926)	U.S. Total Stock Market (Jan. 1987)	Composite (Jan. 1972)	100 (Feb. 1985)	Citigroup 500 Value (Jan. 1975)	500 (Jan. 1972)	Citigroup 500 Growth (Jan. 1975)	Utilities (Sep. 1989)	Value (Jan. 1979)	2000 (Jan. 1979)	Growth (Jan. 1979)	ICE BofAML Corp/Govt (Dec. 1975)	ICE BofAML MBS (Jan. 1976)	Bloomberg Barclays US Agg Credit - Corp - High Yield (Jan. 1972)	NPI (Dec. 1977)
Annual Returns (including current year to date)																
2009	27.99	18.82	28.57	43.89	53.54	21.18	26.46	31.57	11.91	20.58	27.17	34.47	4.84	5.76	58.21	-16.85
2010	27.95	11.02	17.49	16.91	19.22	15.10	15.06	15.05	5.46	24.50	26.85	29.09	6.83	5.67	15.12	13.11
2011	8.28	5.53	1.08	-1.80	2.70	-0.48	2.11	4.65	19.91	-5.50	-4.18	-2.91	8.61	6.14	4.98	14.26
2012	19.70	7.26	16.38	15.91	16.82	17.68	16.00	14.61	1.29	18.05	16.35	14.59	5.09	2.59	15.81	10.55
2013	2.86	26.50	33.47	38.32	34.99	31.99	32.39	32.75	13.21	34.52	38.82	43.30	-2.68	-1.39	7.44	10.98
2014	28.03	7.52	12.47	13.40	17.94	12.36	13.69	14.89	28.98	4.22	4.89	5.60	6.48	6.07	2.45	11.82
2015	2.83	-2.23	0.44	5.73	8.43	-3.13	1.38	5.52	-4.85	-7.47	-4.41	-1.38	0.30	1.46	-4.47	13.33
2016	8.63	13.42	12.62	7.50	5.89	17.40	11.96	6.89	16.29	31.74	21.31	11.32	2.92	1.67	17.13	7.97
2017	8.67	25.08	21.16	28.24	31.52	15.36	21.83	27.44	12.11	7.84	14.65	22.17	4.02	2.45	7.50	6.96
2018	-4.04	-5.63	-5.30	-3.88	-1.04	-8.95	-4.38	-0.01	4.11	-12.86	-11.01	-9.31	-0.31	1.00	-2.08	6.72
2019	17.66	6.38	10.93	12.33	12.61	7.97	10.74	13.21	11.01	6.67	9.26	11.76	5.38	3.45	7.49	-
Quarterly Returns																
2017: Q4	2.48	10.33	6.33	6.27	6.98	6.33	6.64	6.80	0.21	2.05	3.34	4.59	0.49	0.14	0.47	1.80
2018: Q1	-6.66	-2.49	-0.60	2.32	2.89	-3.57	-0.76	1.93	-3.30	-2.64	-0.08	2.30	-1.56	-1.23	-0.86	1.70
Q2	8.50	0.70	3.87	6.33	6.98	1.40	3.43	5.25	3.74	8.30	7.75	7.23	-0.30	0.32	1.03	1.81
Q3	0.87	9.01	7.11	7.14	8.33	5.86	7.71	9.28	2.39	1.60	3.58	5.52	0.03	-0.13	2.40	1.67
Q4	-6.06	-11.83	-14.36	-17.54	-17.01	-12.04	-13.52	-14.71	1.36	-18.67	-20.20	-21.65	1.54	2.06	-4.53	1.37
2019: Q1	17.17	11.15	14.04	16.49	16.57	12.19	13.65	14.95	10.84	11.93	14.58	17.14	3.25	2.25	7.26	-
Q2	0.41	-4.30	-2.73	-3.57	-3.40	-3.76	-2.56	-1.52	0.15	-4.70	-4.64	-4.60	2.06	1.17	0.22	-
Monthly Returns																
2018: Dec	-7.89	-8.66	-9.33	-9.48	-8.91	-9.48	-9.03	-8.62	-4.02	-12.09	-11.88	-11.68	1.90	1.80	-2.14	-
2019: Jan	11.58	7.17	8.61	9.74	9.11	8.57	8.01	7.51	3.43	10.94	11.25	11.55	1.10	0.84	4.52	-
Feb	0.54	3.67	3.51	3.44	2.76	2.25	3.21	4.09	4.16	3.89	5.20	6.46	0.00	-0.08	1.66	-
Mar	4.45	0.05	1.44	2.61	3.96	1.06	1.94	2.73	2.89	-2.88	-2.09	-1.35	2.13	1.47	0.94	-
Apr	-0.23	2.56	3.98	4.74	5.46	4.12	4.05	3.98	0.93	3.78	3.40	3.05	0.06	-0.10	1.42	-
May	0.64	-6.69	-6.45	-7.93	-8.40	-7.57	-6.35	-5.29	-0.77	-8.17	-7.78	-7.42	2.00	1.28	-1.19	-
Compound Annual Returns																
Complete History	11.77	7.27	9.77	9.21	12.80	11.64	10.40	11.25	8.28	12.46	11.22	9.62	7.29	7.34	8.85	-
1-Year	16.15	1.64	2.42	0.15	2.30	1.18	3.78	6.16	18.40	-11.32	-9.04	-6.88	6.85	5.50	5.51	-
3-Year	7.82	11.74	11.52	14.63	16.36	8.13	11.72	14.80	9.59	7.68	9.75	11.72	2.66	2.09	7.04	-
5-Year	8.81	8.22	9.19	11.93	13.79	6.69	9.66	12.21	10.24	5.00	6.71	8.32	2.87	2.45	4.40	-
10-Year	15.43	11.31	13.95	15.43	17.38	12.17	13.95	15.50	12.41	11.67	12.84	13.93	4.11	3.18	9.30	-
15-Year	9.52	6.11	8.64	9.21	11.12	7.13	8.40	9.47	11.34	7.19	7.96	8.60	4.28	4.17	7.52	-
20-Year	10.49	4.36	6.29	5.68	6.33	5.42	5.83	5.94	6.84	8.50	7.64	6.36	4.94	4.75	6.81	-
25-Year	10.31	7.84	9.57	9.71	12.46	8.55	9.56	10.27	8.74	9.50	8.81	7.69	5.50	5.40	7.38	-
30-Year	10.53	7.98	9.73	9.84	12.39	8.80	9.76	10.39	-	9.79	8.96	7.71	6.12	6.02	8.00	-
35-Year	11.02	9.30	-	10.41	-	10.57	11.27	11.62	-	10.74	9.70	8.30	7.22	7.36	9.04	-
40-Year	12.23	8.89	-	10.62	-	11.20	11.66	11.74	-	12.11	10.88	9.29	7.34	7.39	-	-
Annualized Volatility of Returns																
Complete History	16.83	15.20	14.97	20.84	24.04	14.73	15.03	15.74	14.58	17.32	19.30	22.31	5.86	6.90	8.18	-
1-Year	4.66	4.57	5.16	6.03	5.96	4.98	4.95	5.09	2.34	6.46	6.81	7.23	0.98	0.79	1.71	-
3-Year	13.05	11.66	11.90	14.11	14.66	12.09	11.53	12.00	11.43	16.78	16.51	16.81	3.43	2.44	4.21	-
5-Year	13.74	11.76	11.94	14.18	14.77	11.85	11.62	12.17	12.61	16.16	16.38	17.13	3.30	2.15	5.44	-
10-Year	15.91	12.21	12.96	14.94	15.15	13.13	12.54	12.62	11.88	17.15	17.29	17.89	3.34	2.24	6.30	-
15-Year	22.07	13.07	14.16	16.60	17.14	14.67	13.71	13.49	12.83	18.51	18.61	19.25	3.75	2.53	9.04	-
20-Year	20.31	14.03	14.99	22.51	24.30	15.31	14.56	15.04	15.54	17.95	19.47	22.28	4.02	2.66	9.05	-
25-Year	18.96	14.30	14.87	22.23	24.50	15.14	14.53	15.10	15.01	17.22	19.04	22.14	4.07	2.74	8.37	-
30-Year	18.06	14.01	14.55	21.49	23.89	14.66	14.23	14.94	-	16.88	18.65	21.62	4.18	2.97	8.51	-
35-Year	17.23	15.05	-	21.31	24.04	15.06	14.81	15.59	-	17.21	19.03	21.92	4.72	4.15	8.19	-
40-Year	17.04	14.89	-	21.09	24.04	14.95	14.82	15.71	-	17.28	19.27	22.29	6.04	7.08	-	-

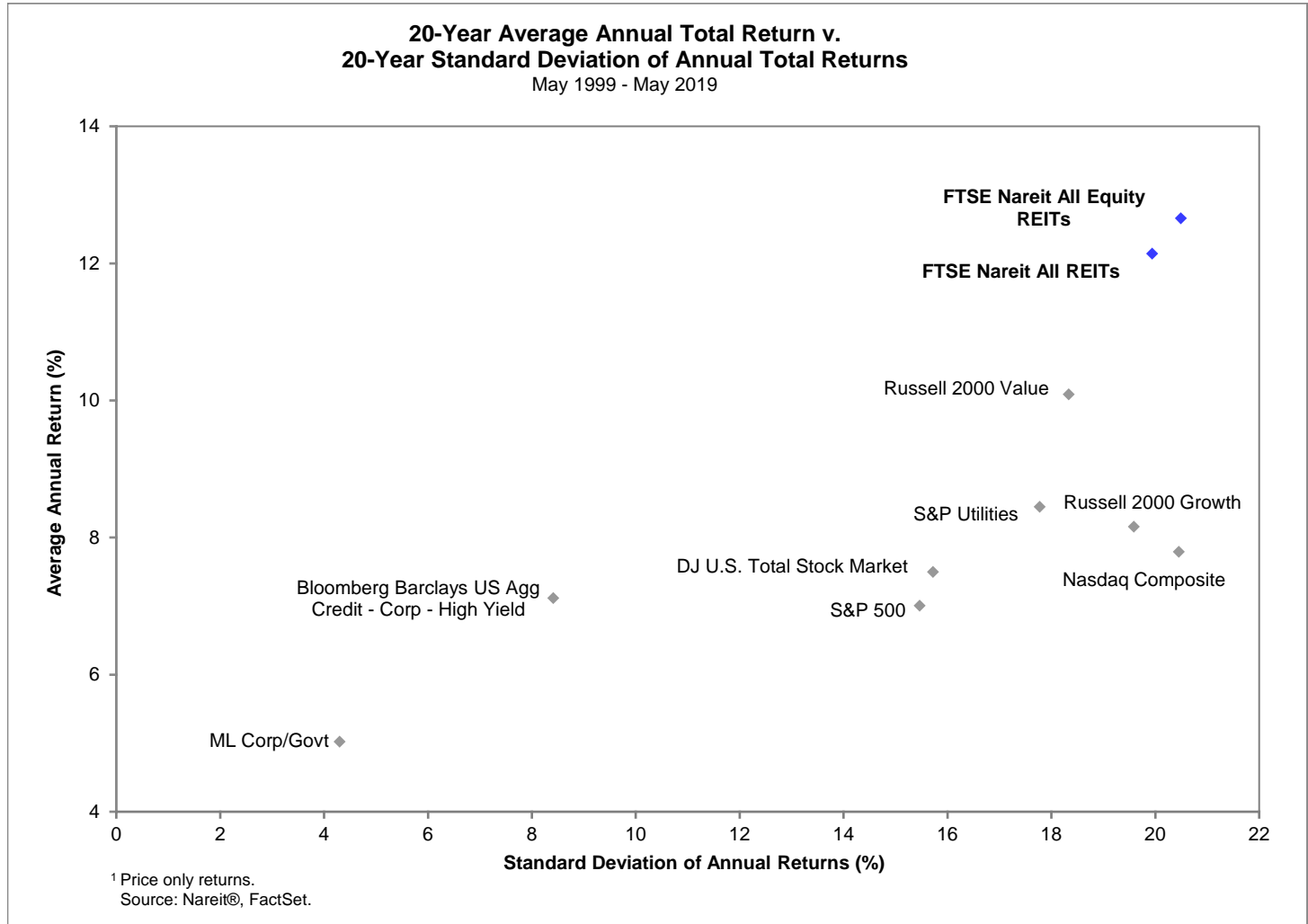
¹ Price only returns
Source: Nareit®, FactSet.

Comparative Total Return Investment Correlation

	FTSE Nareit All Equity REITs	DJ US Total Stock Market	Nasdaq Composite ¹	Nasdaq 100 ¹	S&P 500/ Citigroup Value	S&P 500	S&P 500/ Citigroup Growth	S&P Utilities	Russell 2000 Value	Russell 2000	Russell 2000 Growth	ICE BofAML Corp/Govt	ICE BofAML MBS	Bloomberg Barclays US Agg Credit - Corp - High Yield	Dow Jones Industrial Average ¹
Period For Upper Right: May 2009 - May 2019															
FTSE Nareit All Equity REITs	1.000	0.679	0.609	0.585	0.665	0.670	0.642	0.582	0.655	0.636	0.599	0.286	0.243	0.606	0.624
DJ US Total Stock Market	0.579	1.000	0.952	0.910	0.973	0.996	0.970	0.306	0.901	0.919	0.911	-0.181	-0.182	0.719	0.959
Nasdaq Composite¹	0.429	0.888	1.000	0.982	0.875	0.946	0.967	0.237	0.832	0.879	0.901	-0.185	-0.179	0.671	0.879
Nasdaq 100¹	0.362	0.852	0.973	1.000	0.823	0.915	0.957	0.238	0.739	0.789	0.815	-0.131	-0.129	0.642	0.846
S&P 500/ Citigroup Value	0.615	0.944	0.731	0.694	1.000	0.974	0.902	0.300	0.894	0.884	0.852	-0.220	-0.222	0.706	0.958
S&P 500	0.555	0.989	0.840	0.822	0.957	1.000	0.977	0.319	0.868	0.884	0.876	-0.172	-0.174	0.712	0.968
S&P 500/ Citigroup Growth	0.461	0.956	0.876	0.878	0.848	0.965	1.000	0.320	0.803	0.842	0.857	-0.119	-0.120	0.685	0.931
S&P Utilities	0.398	0.396	0.202	0.203	0.462	0.410	0.332	1.000	0.230	0.215	0.196	0.351	0.295	0.313	0.317
Russell 2000 Value	0.719	0.836	0.707	0.612	0.837	0.788	0.686	0.358	1.000	0.985	0.944	-0.258	-0.253	0.644	0.835
Russell 2000	0.628	0.882	0.857	0.765	0.802	0.814	0.763	0.310	0.949	1.000	0.987	-0.255	-0.248	0.645	0.837
Russell 2000 Growth	0.524	0.869	0.915	0.835	0.739	0.792	0.781	0.265	0.856	0.974	1.000	-0.247	-0.238	0.628	0.817
ICE BofAML Corp/Govt	0.185	0.048	-0.017	0.005	0.042	0.067	0.083	0.304	-0.019	-0.041	-0.057	1.000	0.862	0.163	-0.194
ICE BofAML MBS	0.103	0.042	-0.018	0.013	0.033	0.064	0.085	0.225	-0.038	-0.052	-0.063	0.871	1.000	0.063	-0.207
Bloomberg Barclays US Agg Credit - Corp - High Yield	0.587	0.628	0.553	0.498	0.595	0.599	0.559	0.317	0.629	0.624	0.586	0.193	0.127	1.000	0.669
Dow Jones Industrial Average¹	0.517	0.924	0.733	0.715	0.944	0.948	0.881	0.393	0.755	0.744	0.701	0.018	0.033	0.545	1.000
Period For Lower Left: May 1989 - May 2019															

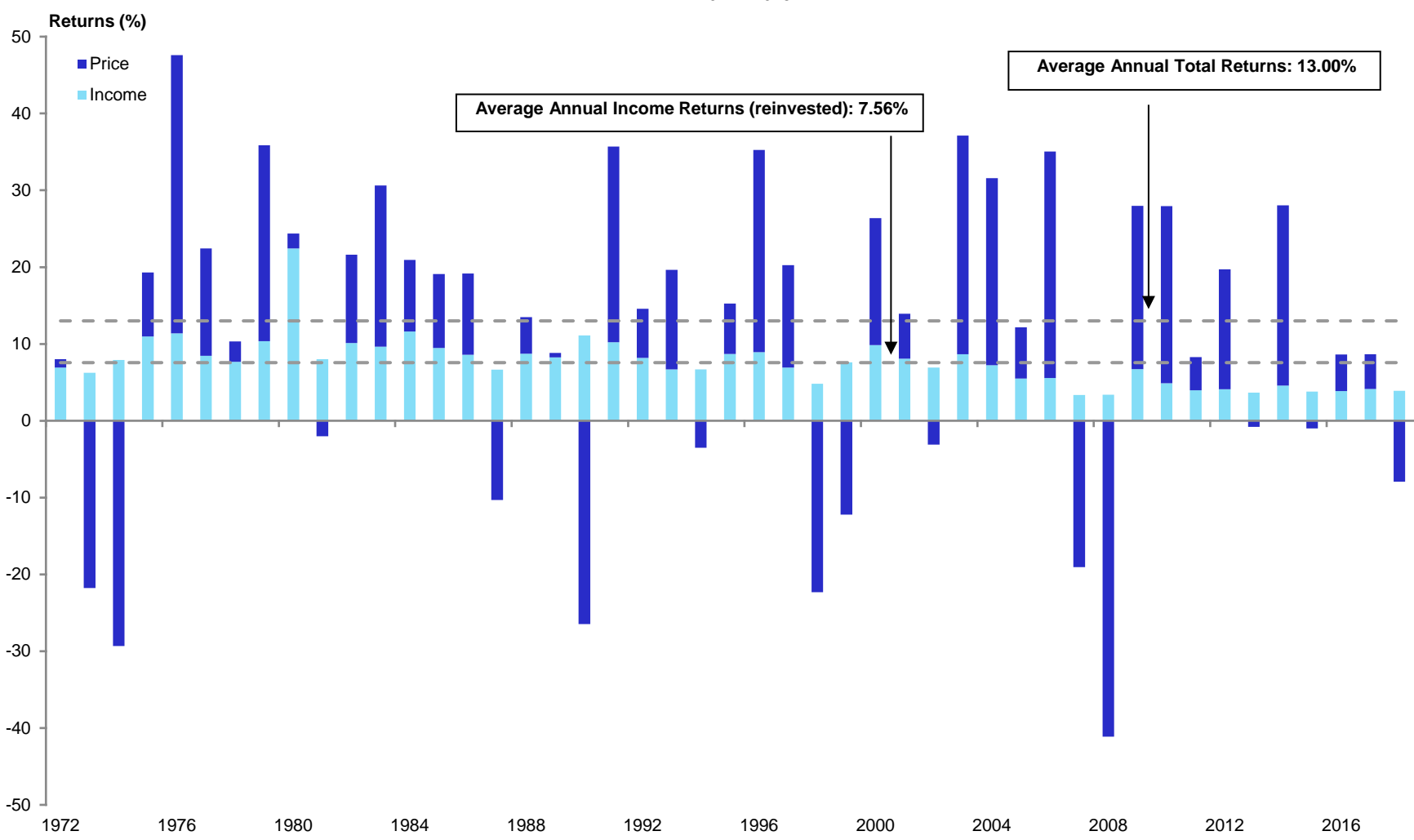
¹ Price only returns.
Source: Nareit®, FactSet.



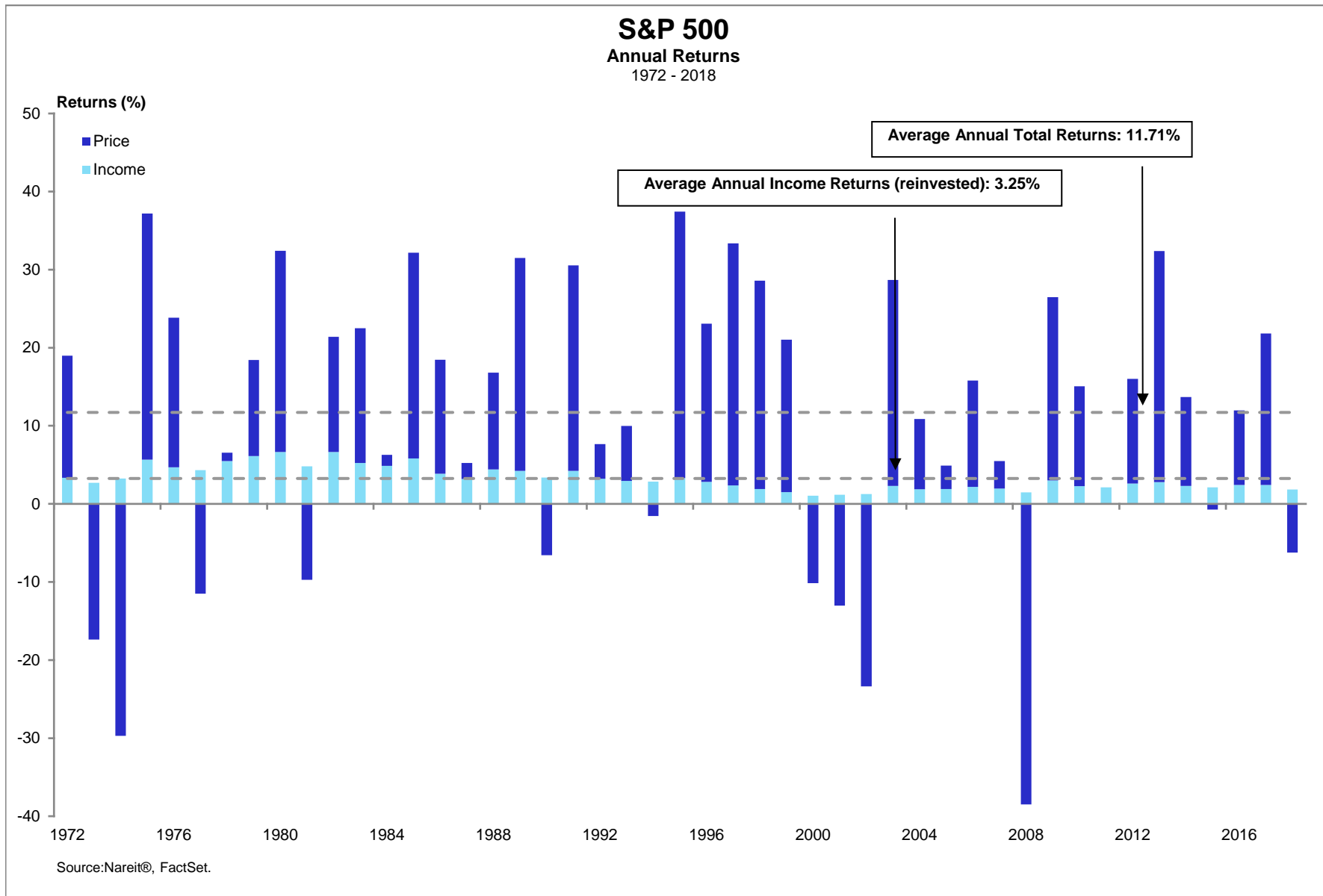


FTSE Nareit All Equity REITs

Annual Returns
1972 - 2018



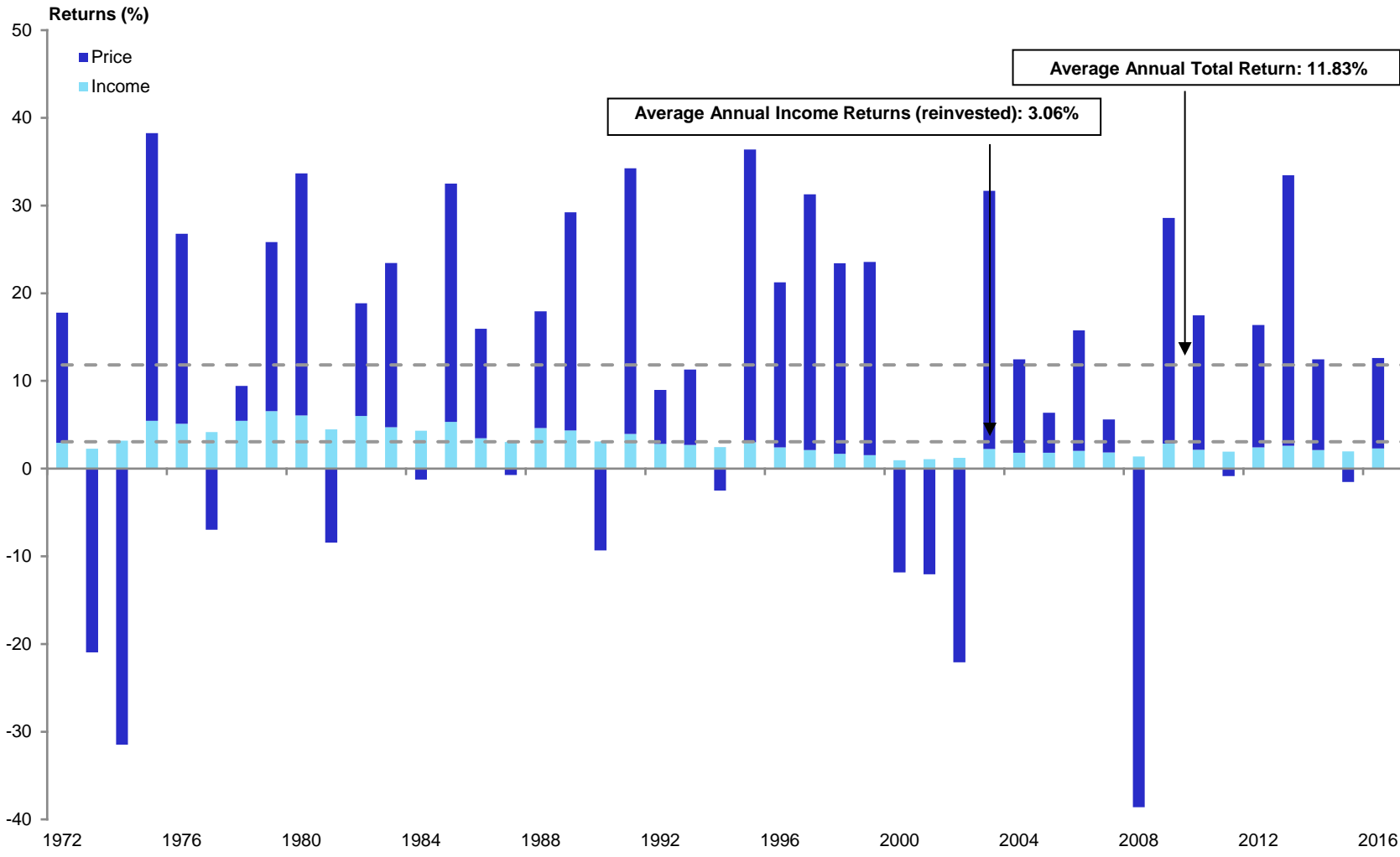
Source: Nareit®, FactSet.



Dow Jones U.S. Total Stock Market

Annual Returns

1972 - 2018



Source: Nareit®, FactSet.

Annual Returns for the FTSE Nareit U.S. Real Estate Index Series
1972 - 2018

Year	FTSE Nareit All REITs				FTSE Nareit Composite				FTSE Nareit Real Estate 50™				FTSE Nareit All Equity REITs				FTSE Nareit Equity REITs				FTSE Nareit Mortgage REITs			
	Total		Price		Total		Price		Total		Price		Total		Price		Total		Price		Total		Price	
	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index	Return (%)	Index
1971		100.00		100.00		100.00		100.00		100.00		100.00		100.00		100.00		100.00		100.00		100.00		100.00
1972	11.19	111.19	3.84	103.84	11.19	111.19	3.84	103.84					8.01	108.01	1.08	101.08	8.01	108.01	1.08	101.08	12.17	112.17	4.34	104.34
1973	-27.22	80.93	-33.11	69.46	-27.22	80.93	-33.11	69.46					-15.52	91.25	-21.78	79.07	-15.52	91.25	-21.78	79.07	-36.26	71.50	-42.05	60.47
1974	-42.23	46.75	-49.55	35.04	-42.23	46.75	-49.55	35.04					-21.40	71.72	-29.33	55.88	-21.40	71.72	-29.33	55.88	-45.32	39.09	-53.96	27.84
1975	36.34	63.74	22.20	42.82	36.34	63.74	22.20	42.82					19.30	85.56	8.34	60.54	19.30	85.56	8.34	60.54	40.79	55.04	24.51	34.66
1976	48.97	94.96	36.53	58.47	48.97	94.96	36.53	58.47					47.59	126.28	36.21	82.46	47.59	126.28	36.21	82.46	51.71	83.50	38.41	47.97
1977	19.08	113.07	10.10	64.37	19.08	113.07	10.10	64.37					22.42	154.59	13.97	93.98	22.42	154.59	13.97	93.98	17.82	98.38	8.16	51.89
1978	-1.64	111.21	-9.42	58.31	-1.64	111.21	-9.42	58.31					10.34	170.57	2.66	96.48	10.34	170.57	2.66	96.48	-9.97	88.57	-17.86	42.62
1979	30.53	145.16	19.35	69.59	30.53	145.16	19.35	69.59					35.86	231.73	25.49	121.07	35.86	231.73	25.49	121.07	16.56	103.24	4.26	44.44
1980	28.02	185.84	11.07	77.30	28.02	185.84	11.07	77.30					24.37	288.20	1.95	123.42	24.37	288.20	1.95	123.42	16.80	120.58	3.29	45.90
1981	8.58	201.78	-1.02	76.51	8.58	201.78	-1.02	76.51					6.00	305.50	-2.03	120.92	6.00	305.50	-2.03	120.92	7.07	129.11	-5.54	43.36
1982	31.64	265.62	19.19	91.19	31.64	265.62	19.19	91.19					21.60	371.49	11.49	134.81	21.60	371.49	11.49	134.81	48.64	191.91	31.27	56.91
1983	25.47	333.28	15.11	104.97	25.47	333.28	15.11	104.97					30.64	485.30	21.01	163.13	30.64	485.30	21.01	163.13	16.90	224.34	5.56	60.08
1984	14.82	382.65	3.53	108.67	14.82	382.65	3.53	108.67					20.93	586.86	9.30	178.30	20.93	586.86	9.30	178.30	7.26	240.64	-4.54	57.35
1985	5.92	405.30	-3.52	104.84	5.92	405.30	-3.52	104.84					19.10	698.93	9.62	195.45	19.10	698.93	9.62	195.45	-5.20	228.11	-15.33	48.55
1986	19.18	483.03	9.24	114.53	19.18	483.03	9.24	114.53					19.16	832.83	10.56	216.10	19.16	832.83	10.56	216.10	19.21	271.95	7.64	52.26
1987	-10.67	431.49	-19.01	92.76	-10.67	431.49	-19.01	92.76					-3.64	802.51	-10.31	193.82	-3.64	802.51	-10.31	193.82	-15.67	229.34	-25.70	38.83
1988	11.36	480.49	1.24	93.92	11.36	480.49	1.24	93.92					13.49	910.74	4.77	203.07	13.49	910.74	4.77	203.07	7.30	246.09	-5.12	36.84
1989	-1.81	471.78	-12.06	82.59	-1.81	471.78	-12.06	82.59					8.84	991.26	0.58	204.24	8.84	991.26	0.58	204.24	-15.90	206.95	-26.19	27.20
1990	-17.35	389.95	-28.49	59.05	-17.35	389.95	-28.49	59.05					-15.35	839.09	-26.45	150.21	-15.35	839.09	-26.45	150.21	-18.37	168.94	-29.18	19.26
1991	35.68	529.08	23.10	72.69	35.68	529.08	23.10	72.69					35.70	1,138.61	25.47	188.47	35.70	1,138.61	25.47	188.47	31.83	222.72	13.93	21.94
1992	12.18	593.49	2.87	74.78	12.18	593.49	2.87	74.78					14.59	1,304.73	6.40	200.54	14.59	1,304.73	6.40	200.54	1.92	226.99	-10.80	19.57
1993	18.55	703.57	10.58	82.69	18.55	703.57	10.58	82.69					19.65	1,561.17	12.95	226.51	19.65	1,561.17	12.95	226.51	14.55	260.01	-0.40	19.49
1994	0.81	709.24	-6.41	77.39	0.81	709.24	-6.41	77.39					3.17	1,610.67	-3.52	218.55	3.17	1,610.67	-3.52	218.55	-24.30	196.82	-33.83	12.90
1995	18.31	839.09	9.12	84.45	18.31	839.09	9.12	84.45					15.27	1,856.57	6.56	232.88	15.27	1,856.57	6.56	232.88	63.42	321.65	46.80	18.94
1996	35.75	1,139.10	26.52	106.84	35.75	1,139.10	26.52	106.84					35.27	2,511.32	26.35	294.24	35.27	2,511.32	26.35	294.24	50.86	485.25	37.21	25.98
1997	18.86	1,353.94	11.85	119.50	18.86	1,353.94	11.85	119.50					20.26	3,020.11	13.33	333.47	20.26	3,020.11	13.33	333.47	3.82	503.80	-3.57	25.05
1998	-18.82	1,099.09	-23.82	91.03	-18.82	1,099.09	-23.82	91.03					-17.50	2,491.53	-22.33	259.00	-17.50	2,491.53	-22.33	259.00	-29.22	356.60	-34.29	16.46
1999	-6.48	1,027.92	-14.06	78.23	-6.48	1,027.92	-14.06	78.23		100.00	100.00		-4.62	2,376.42	-12.21	227.37	-4.62	2,376.42	-12.21	227.37	-33.22	238.15	-40.12	9.86
2000	25.89	1,294.05	15.91	90.68	25.89	1,294.05	15.91	90.68	28.66	128.66	19.98	119.98	26.37	3,002.97	16.51	264.90	26.37	3,002.97	16.51	264.90	15.96	276.15	3.33	10.19
2001	15.50	1,494.65	7.05	97.07	15.50	1,494.65	7.05	97.07	12.20	144.36	5.13	126.14	13.93	3,421.37	5.85	280.40	13.93	3,421.37	5.85	280.40	77.34	489.74	46.37	14.91
2002	5.22	1,572.61	-2.15	94.98	5.22	1,572.61	-2.15	94.98	1.86	147.05	-4.30	120.71	3.82	3,552.10	-3.12	271.66	3.82	3,552.10	-3.12	271.66	31.08	641.93	14.23	17.03
2003	38.47	2,177.53	29.34	122.85	38.47	2,177.53	29.34	122.85	36.30	200.44	28.34	154.92	37.13	4,871.12	28.48	349.02	37.13	4,871.12	28.48	349.02	57.39	1,010.33	38.19	23.54
2004	30.41	2,839.70	22.87	150.94	30.41	2,839.70	22.87	150.94	35.00	270.58	28.31	198.79	31.58	6,409.30	24.35	434.01	31.58	6,409.30	24.35	434.01	18.43	1,196.57	7.92	25.40
2005	8.29	3,075.06	2.51	154.73	8.29	3,075.06	2.51	154.73	13.67	307.57	8.52	215.71	12.16	7,188.85	6.67	462.98	12.16	7,188.85	6.67	462.98	-23.19	919.11	-30.88	17.56
2006	34.35	4,131.39	28.31	198.53	34.02	4,121.18	27.98	198.02	35.64	417.18	30.28	281.03	35.06	9,709.31	29.51	599.59	35.06	9,709.31	29.51	599.59	19.32	1,096.72	8.44	19.04
2007	-17.83	3,394.71	-21.39	156.07	-17.83	3,386.30	-21.42	155.60	-16.34	349.00	-19.57	226.03	-15.69	8,185.75	-19.05	485.36	-15.69	8,185.75	-19.05	485.36	-42.35	632.27	-47.69	9.96
2008	-37.34	2,127.27	-41.04	92.02	-37.84	2,104.93	-41.56	90.94	-37.31	218.80	-40.78	133.85	-37.73	5,097.46	-41.12	285.79	-37.73	5,097.46	-41.12	285.79	-31.31	434.31	-40.46	5.93
2009	27.45	2,711.15	19.90	110.33	27.80	2,690.12	20.15	109.26	27.62	279.23	20.36	161.10	27.99	6,524.25	21.28	346.60	27.99	6,524.25	21.28	346.60	24.63	541.28	8.26	6.42
2010	27.58	3,458.89	21.81	134.39	27.56	3,431.62	21.76	133.03	26.72	353.83	21.13	195.14	27.95	8,347.58	23.07	426.55	27.96	8,348.46	23.06	426.53	22.60	663.59	7.01	6.87
2011	7.28	3,710.61	2.37	137.57	7.30	3,682.29	2.34	136.14	9.45	387.25	4.69	204.29	8.28	9,039.07	4.32	444.96	8.29	9,040.81	4.32	444.95	-2.42	647.56	-15.14	5.83
2012	20.14	4,458.10	14.98	158.18	19.73	4,408.71	14.54	155.93	18.05	457.14	13.37	231.60	19.70	10,819.84	15.61	514.43	18.06	10,673.56	13.86	506.60	19.89	776.34	5.83	6.17
2013	3.21	4,601.14	-1.15	156.35	2.34	4,511.90	-2.03	152.76	-0.53	454.71	-4.44	221.31	2.86	11,128.83	-0.80	510.33	2.47	10,936.91	-1.33	499.85	-1.96	761.12	-12.42	5.40
2014	27.15	5,850.23	21.93	190.65	27.23	5,740.43	22.00	186.36	28.73	585.32	23.86	274.12	28.03	14,247.97	23.44	629.96	30.14	14,233.18	25.25	626.05	17.88	897.23	6.30	5.74
2015	2.29	5,984.18	-1.95	186.93	2.05	5,858.14	-2.20	182.27	4.40	611.08	0.42	275.27	2.83	14,650.51	-0.98	623.76	3.20	14,688.11	-0.68	621.76	-8.88	817.59	-18.48	4.68
2016	9.28	6,539.68	4.97	196.21	9.37	6,407.34	5.05	191.47	5.52	644.80	1.91	280.52	8.63	15,914.73	4.77	653.48	8.52	15,939.34	4.63	650.54	22.85	1,004.41	10.00	5.15
2017	9.27	7,145.73	4.77	205.57	9.29	7,002.84	4.76	200.58	9.23	704.33	5.01	294.58	8.67	17,295.16	4.52	683.05	5.23	16,772.33	1.04	657.29	19.79	1,203.17	8.73	5.60
2018	-4.10	6,852.72	-8.34	188.43	-3.94	6,727.27	-8.21	184.12	-2.12	689.37	-6.02	276.85	-4.04											

Annual Price and Total Returns by Property Sector

1994 - 2018

(Returns in Percent)

	Office		Industrial		Retail		Residential		Diversified		Health Care		Lodging/Resorts		Self Storage		Timber		Infrastructure		Data Centers		Specialty		Mortgage			
	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price		
1994	2.86	-2.68	18.66	13.37	2.98	-3.94	2.31	-3.77	-6.04	-11.54	4.12	-3.54	-8.89	-12.79	8.90	1.31	-	-	-	-	-	-	-	-	-	-	-24.30	-33.81
1995	38.79	28.34	16.21	8.55	5.10	-3.20	11.99	3.80	21.16	12.54	24.88	13.93	30.79	22.35	34.40	25.42	-	-	-	-	-	-	-	-	-	-	63.42	46.82
1996	51.82	42.85	37.22	28.99	34.61	24.43	29.46	19.72	33.96	22.25	20.40	11.87	49.19	40.32	42.85	34.51	-	-	-	-	-	-	-	-	-	-	50.86	37.17
1997	29.01	22.56	19.02	12.76	16.95	9.83	16.31	9.04	21.67	13.15	15.76	7.56	30.09	23.30	3.41	-1.25	-	-	-	-	-	-	-	-	-	-	3.82	-3.58
1998	-17.35	-22.14	-11.74	-16.32	-4.74	-10.87	-8.11	-13.69	-22.11	-26.02	-17.45	-23.65	-52.83	-55.01	-7.20	-10.85	-	-	-	-	-	-	-	-	-	-	-29.22	-34.29
1999	4.26	-3.11	3.90	-4.03	-11.77	-18.89	9.48	1.81	-14.41	-23.71	-24.83	-31.98	-16.14	-24.05	-8.03	-14.20	-	-	-	-	-	-	-	-	-	-	-33.22	-40.10
2000	35.45	26.62	28.62	14.48	17.97	7.72	34.30	25.25	24.10	15.21	25.84	9.97	45.77	30.83	14.69	6.50	-	-	-	-	-	-	-	-	-	-	15.96	3.35
2001	6.65	-0.79	7.42	0.53	30.41	20.61	9.04	2.02	12.52	4.80	51.86	39.11	-8.63	-16.32	43.24	36.55	-	-	-	-	-	-	-	-	-	-	77.35	46.32
2002	-6.29	-12.74	17.32	10.23	21.07	13.11	-5.99	-12.63	4.24	-3.38	4.82	-3.08	-1.49	-7.04	0.56	-5.01	-	-	-	-	-	-	-	-	-	-	31.08	14.22
2003	34.01	24.84	33.13	25.76	46.77	38.46	25.90	17.65	40.25	27.87	53.59	41.65	31.69	26.57	38.14	30.75	-	-	-	-	-	-	-	-	-	-	57.39	38.23
2004	23.28	16.22	34.10	27.78	40.23	33.23	32.71	24.08	32.41	22.20	20.96	13.35	32.70	29.08	29.70	24.33	-	-	-	-	-	-	-	-	-	-	18.43	7.90
2005	13.11	6.76	15.41	10.76	11.80	6.60	13.69	8.31	9.87	4.04	1.79	-4.61	9.76	5.93	26.55	21.98	-	-	-	-	-	-	-	-	-	-	-23.19	-30.87
2006	45.22	39.76	28.92	24.46	29.02	24.00	38.93	33.80	38.03	32.10	44.55	35.81	28.16	22.75	40.94	36.66	-	-	-	-	-	-	-	-	-	-	19.32	8.43
2007	-18.96	-22.01	0.38	-3.17	-15.77	-18.97	-25.21	-28.08	-22.29	-25.40	2.13	-3.47	-22.37	-25.98	-24.82	-27.16	-	-	-	-	-	-	-	-	-	-	-42.35	-47.69
2008	-41.07	-44.02	-67.47	-69.38	-48.36	-51.28	-24.89	-29.08	-28.25	-31.84	-11.98	-17.06	-59.67	-62.72	5.05	1.44	-	-	-	-	-	-	-	-	-	-	-31.31	-40.46
2009	35.55	28.04	12.17	4.84	27.17	21.57	30.82	22.81	17.02	12.77	24.62	15.76	67.19	64.53	8.37	4.44	-	-	-	-	-	-	-	-	-	-	24.63	8.26
2010	18.41	14.50	18.89	13.60	33.41	28.43	46.01	40.87	23.75	19.03	19.20	12.71	42.77	40.51	29.29	25.20	-	-	-	-	-	-	-	-	-	-	22.60	7.01
2011	-0.76	-4.21	-5.16	-8.74	12.20	8.27	15.37	11.82	2.82	-1.32	13.63	7.62	-14.31	-16.38	35.22	31.04	7.65	3.77	-	-	-	-	-	-	-	-	-2.42	-15.14
2012	14.15	10.26	31.28	26.89	26.74	22.58	6.94	3.60	12.20	7.63	20.35	14.50	12.53	9.33	19.94	16.21	37.05	32.58	29.91	28.25	-	-	-	-	-	-	19.89	5.83
2013	5.57	2.06	7.40	4.05	1.86	-1.67	-5.36	-8.69	4.33	-0.29	-7.06	-11.41	27.18	23.07	9.49	5.92	7.86	4.54	4.80	3.30	-	-	-	-	-	-	-1.96	-12.42
2014	25.86	22.06	21.00	17.03	27.62	22.84	40.04	35.25	27.18	21.77	33.32	26.62	32.50	28.12	31.44	27.21	8.57	4.78	20.15	17.86	-	-	-	-	-	-	17.88	6.30
2015	0.29	-2.59	2.64	-1.27	4.56	0.89	17.07	13.55	-0.49	-5.27	-7.25	-12.07	-24.42	-27.52	40.65	36.23	-6.97	-10.64	3.74	0.58	1.54	1.35	1.69	1.36	-	-	-8.88	-18.48
2016	13.17	9.74	30.72	26.14	0.95	-2.65	4.54	2.43	10.27	5.21	6.41	1.32	24.34	17.39	-8.14	-11.10	8.28	3.93	10.04	6.61	26.41	22.83	19.95	12.66	-	-	22.85	10.00
2017	5.25	2.23	20.58	16.95	-4.77	-9.07	6.63	3.40	-0.10	-4.93	0.87	-4.43	7.16	1.61	3.74	-0.27	21.92	17.55	35.38	31.78	28.43	25.16	13.22	6.60	-	-	19.79	8.73
2018	-14.50	-17.36	-2.51	-5.50	-4.96	-9.64	3.09	-0.24	-12.52	-16.98	7.58	1.17	-12.82	-17.51	2.94	-0.97	-31.96	-34.54	6.99	4.09	-14.11	-16.64	-6.68	-12.97	-	-	-2.52	-12.30

Annual Price and Total Returns by Property Subsector

1994 - 2018
(Returns in Percent)

	Retail						Residential						Mortgage			
	Shopping Centers		Regional Malls		Free Standing		Apartments		Manufactured Homes		Single Family Homes		Home Financing		Commercial Financing	
	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price	Total	Price
1994	1.33	-5.49	8.77	1.41	-5.46	-17.52	2.19	-3.91	3.31	-2.59	-	-	-	-	-	-
1995	7.40	-0.74	3.00	-5.74	31.56	20.28	12.26	3.94	10.68	2.87	-	-	-	-	-	-
1996	33.49	23.37	45.27	34.10	30.95	20.38	28.93	19.07	34.93	26.58	-	-	-	-	-	-
1997	21.44	14.36	13.69	6.58	17.70	10.22	16.04	8.77	16.17	9.33	-	-	-	-	-	-
1998	-6.99	-13.00	-2.62	-8.17	-6.25	-11.97	-8.77	-14.37	-0.86	-6.10	-	-	-	-	-	-
1999	-10.71	-18.03	-14.58	-21.22	-4.89	-12.31	10.72	2.87	-2.80	-8.77	-	-	-	-	-	-
2000	15.10	4.27	23.50	13.63	8.94	-0.34	35.53	26.40	20.94	12.62	-	-	9.16	-1.60	25.60	10.13
2001	29.89	19.83	31.87	22.87	23.95	12.06	8.66	1.68	13.72	6.37	-	-	102.02	68.36	37.37	10.17
2002	17.72	9.63	24.56	16.76	21.76	13.65	-6.15	-12.88	-4.05	-9.61	-	-	28.25	11.40	38.50	21.27
2003	43.12	34.99	52.24	43.75	35.92	27.70	25.49	17.22	29.99	21.51	-	-	42.73	22.74	84.67	68.53
2004	36.25	29.63	45.01	37.70	32.87	26.03	34.72	26.50	6.40	-8.40	-	-	24.91	12.89	7.45	-0.10
2005	9.27	3.59	16.54	11.76	-0.49	-5.44	14.65	9.12	-2.58	-6.04	-	-	-25.95	-33.94	-16.06	-22.82
2006	34.87	29.74	23.83	19.19	30.74	23.65	39.95	34.77	15.35	11.57	-	-	14.75	3.87	30.31	19.61
2007	-17.68	-20.98	-15.85	-18.80	-0.43	-5.26	-25.43	-28.30	-19.34	-22.24	-	-	-38.23	-43.41	-48.79	-54.29
2008	-38.84	-42.23	-60.60	-62.79	-15.09	-20.32	-25.13	-29.33	-20.18	-24.06	-	-	-20.02	-30.25	-74.84	-78.24
2009	-1.66	-7.44	62.99	59.53	25.93	16.15	30.40	22.37	40.92	33.33	-	-	28.19	11.18	-40.99	-46.15
2010	30.78	25.83	34.64	30.15	37.37	29.32	47.04	41.89	27.02	22.11	-	-	21.02	5.04	41.99	33.88
2011	-0.73	-4.48	22.00	18.23	0.43	-4.94	15.10	11.63	20.38	15.48	-	-	-0.87	-14.41	-11.34	-18.54
2012	25.02	20.40	28.21	24.56	22.46	16.57	6.93	3.62	7.10	3.22	-	-	16.38	1.94	42.98	31.06
2013	4.99	1.21	-0.98	-3.95	7.29	1.81	-6.20	-9.48	10.46	6.25	-	-	-12.69	-22.92	41.77	31.89
2014	29.96	25.39	32.64	28.46	9.66	3.22	39.62	34.88	46.20	40.62	-	-	19.38	6.68	14.46	5.78
2015	4.72	1.01	4.23	0.83	5.88	1.19	16.45	12.96	25.65	21.57	1.77	1.67	-9.75	-20.11	-5.99	-13.19
2016	3.68	0.21	-5.20	-8.51	17.02	12.05	2.86	0.84	14.15	10.85	26.65	24.36	25.87	11.78	14.33	4.75
2017	-11.37	-15.23	-2.68	-7.09	3.10	-1.86	3.72	0.41	24.93	21.52	17.49	15.66	23.33	11.26	9.07	0.93
2018	-14.55	-18.83	-6.99	-11.46	13.93	8.37	3.70	0.09	11.43	8.41	-11.41	-12.92	-4.70	-14.95	3.51	-4.83

Equity Market Capitalization

(Millions of dollars at year end)

Year	<u>All REITs</u>		<u>Equity</u>			<u>Mortgage</u>			<u>Hybrid¹</u>		
	Number of REITs	Market Capitalization	Number of REITs	Market Capitalization	Percent of All REITs	Number of REITs	Market Capitalization	Percent of All REITs	Number of REITs	Market Capitalization	Percent of All REITs
1971	34	1,494.3	12	332.0	22.2	12	570.8	38.2	10	591.6	39.6
1972	46	1,880.9	17	377.3	20.1	18	774.7	41.2	11	728.9	38.8
1973	53	1,393.5	20	336.0	24.1	22	517.3	37.1	11	540.2	38.8
1974	53	712.4	19	241.9	34.0	22	238.8	33.5	12	231.7	32.5
1975	46	899.7	12	275.7	30.6	22	312.0	34.7	12	312.0	34.7
1976	62	1,308.0	27	409.6	31.3	22	415.6	31.8	13	482.8	36.9
1977	69	1,528.1	32	538.1	35.2	19	398.3	26.1	18	591.6	38.7
1978	71	1,412.4	33	575.7	40.8	19	340.3	24.1	19	496.4	35.1
1979	71	1,754.0	32	743.6	42.4	19	377.1	21.5	20	633.3	36.1
1980	75	2,298.6	35	942.2	41.0	21	509.5	22.2	19	846.8	36.8
1981	76	2,438.9	36	977.5	40.1	21	541.3	22.2	19	920.1	37.7
1982	66	3,298.6	30	1,071.4	32.5	20	1,133.4	34.4	16	1,093.8	33.2
1983	59	4,257.2	26	1,468.6	34.5	19	1,460.0	34.3	14	1,328.7	31.2
1984	59	5,085.3	25	1,794.5	35.3	20	1,801.3	35.4	14	1,489.4	29.3
1985	82	7,674.0	37	3,270.3	42.6	32	3,162.4	41.2	13	1,241.2	16.2
1986	96	9,923.6	45	4,336.1	43.7	35	3,625.8	36.5	16	1,961.7	19.8
1987	110	9,702.4	53	4,758.5	49.0	38	3,161.4	32.6	19	1,782.4	18.4
1988	117	11,435.2	56	6,141.7	53.7	40	3,620.8	31.7	21	1,672.6	14.6
1989	120	11,662.2	56	6,769.6	58.0	43	3,536.3	30.3	21	1,356.3	11.6
1990	119	8,737.1	58	5,551.6	63.5	43	2,549.2	29.2	18	636.3	7.3
1991	138	12,968.2	86	8,785.5	67.7	28	2,586.3	19.9	24	1,596.4	12.3
1992	142	15,912.0	89	11,171.1	70.2	30	2,772.8	17.4	23	1,968.1	12.4
1993	189	32,158.7	135	26,081.9	81.1	32	3,398.5	10.6	22	2,678.2	8.3
1994	226	44,306.0	175	38,812.0	87.6	29	2,502.7	5.6	22	2,991.3	6.8
1995	219	57,541.3	178	49,913.0	86.7	24	3,395.4	5.9	17	4,232.9	7.4
1996	199	88,776.3	166	78,302.0	88.2	20	4,778.6	5.4	13	5,695.8	6.4
1997	211	140,533.8	176	127,825.3	91.0	26	7,370.3	5.2	9	5,338.2	3.8
1998	210	138,301.4	173	126,904.5	91.8	28	4,916.2	3.6	9	6,480.7	4.7
1999	203	124,261.9	167	118,232.7	95.1	26	4,441.7	3.6	10	1,587.5	1.3
2000	189	138,715.4	158	134,431.0	96.9	22	2,652.4	1.9	9	1,632.0	1.2
2001	182	154,898.6	151	147,092.1	95.0	22	3,990.5	2.6	9	3,816.0	2.5
2002	176	161,937.3	149	151,271.5	93.4	20	7,146.4	4.4	7	3,519.4	2.2
2003	171	224,211.9	144	204,800.4	91.3	20	14,186.5	6.3	7	5,225.0	2.3
2004	190	305,025.1	150	273,629.0	89.7	33	24,774.1	8.1	7	6,622.0	2.2
2005	197	330,691.3	152	301,491.0	91.2	37	23,393.7	7.1	8	5,806.6	1.8
2006	183	438,071.1	138	400,741.4	91.5	38	29,195.3	6.7	7	8,134.3	1.9
2007	152	312,009.0	118	288,694.6	92.5	29	19,054.1	6.1	5	4,260.3	1.4
2008	136	191,651.0	113	176,237.7	92.0	20	14,280.5	7.5	3	1,132.9	0.6
2009	142	271,199.1	115	248,355.1	91.6	23	22,103.2	8.2	4	740.8	0.3
2010	153	389,295.4	126	358,908.2	92.2	27	30,387.2	7.8	--	--	--
2011	160	450,500.6	130	407,528.9	90.5	30	42,971.7	9.5	--	--	--
2012	172	603,415.3	139	544,414.9	90.2	33	59,000.3	9.8	--	--	--
2013	202	670,334.1	161	608,276.6	90.7	41	62,057.4	9.3	--	--	--
2014	216	907,427.5	177	846,410.3	93.3	39	61,017.2	6.7	--	--	--
2015	223	938,852.0	182	886,487.5	94.4	41	52,364.6	5.6	--	--	--
2016	224	1,018,729.9	184	960,192.8	94.3	40	58,537.1	5.7	--	--	--
2017	222	1,133,697.6	181	1,065,947.7	94.0	41	67,749.9	6.0	--	--	--
2018	226	1,047,641.3	186	980,314.9	93.6	40	67,326.4	6.4	--	--	--

Note:

Market capitalization equals share price multiplied by the number of shares outstanding and does not include Operating Partnership Units.

¹The FTSE Nareit Hybrid REITs Index was discontinued on December 17, 2010.

Source: Nareit®

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
May 31, 2019									
Number of REITs (1)	Company (2)	Ticker Symbol (3)	Investment Sector (4)	Property Subsector (5)	Equity Market Capitalization (\$M) ¹				
					S&P REITs (6)	FTSE Nareit All REITs (7)	Percent of Sector (8)	Percent of S&P REITs (9)	% of FTSE Nareit All REITs (10)
Summary by Investment Sector, Property Sector and Property Subsector									
23	Office				75,444.0	101,302.0		7.96	8.35
13	Industrial				76,833.3	94,613.0		8.11	7.80
37	Retail				143,095.0	164,899.0		15.11	13.59
19	Shopping Centers				49,018.4	54,716.2		5.17	4.51
7	Regional Malls				59,379.6	61,727.5		6.27	5.09
11	Free Standing				34,697.0	48,455.3		3.66	3.99
22	Residential				125,308.9	171,889.0		13.23	14.17
15	Apartments				125,308.9	128,290.2		13.23	10.57
3	Manufactured Homes				0.0	22,324.7		0.00	1.84
3	Single Family Homes				0.0	21,274.2		0.00	0.00
18	Diversified				28,559.0	56,973.0		3.01	4.70
20	Lodging/Resorts				30,033.4	51,053.1		3.17	4.21
6	Self Storage				61,122.1	67,418.4		6.45	5.56
17	Health Care				97,281.6	110,718.1		10.27	9.12
4	Timber				22,998.0	23,460.1		2.43	1.93
4	Infrastructure				172,380.4	172,851.8		18.20	14.25
5	Data Centers				75,091.4	77,447.1		7.93	6.38
12	Specialty				27,310.7	49,057.8		2.88	4.04
39	Mortgage REITs				11,784.9	71,737.9		1.24	5.91
23	Home Financing				7,365.5	47,701.0		0.78	3.93
16	Commercial Financing				4,419.4	24,036.8		0.47	1.98
222	Industry Totals				947,242.8	1,213,420.2		100.00	100.00
Distribution of REITs by S&P Index									
31	S&P 500 Large Cap					723,867		76.42	59.66
37	S&P 400 Mid Cap					165,185		17.44	13.61
45	S&P 600 Small Cap					58,191		6.14	4.80
113	Total S&P REITs					947,242.8		100.00	78.06

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes	
May 31, 2019	
Summary of REITs in S&P Equity Indexes	
	Equity Market Cap (\$M)
S&P 500 Constituents	
1 American Tower Corporation	92,205.3
2 Crown Castle International Corp	53,931.1
3 Simon Property Group, Inc.	50,197.6
4 Prologis, Inc.	46,360.8
5 Public Storage	41,445.7
6 Equinix, Inc.	40,314.1
7 Welltower, Inc.	30,212.3
8 Equity Residential	28,194.1
9 AvalonBay Communities, Inc.	28,057.8
10 SBA Communications Corp. Class A	24,523.9
11 Digital Realty Trust, Inc.	24,244.8
12 Ventas, Inc.	22,910.9
13 Realty Income Corporation	20,681.8
14 Boston Properties, Inc.	20,195.4
15 Essex Property Trust, Inc.	19,268.3
16 Weyerhaeuser Company	17,081.8
17 Alexandria Real Estate Equities, Inc.	16,504.6
18 HCP, Inc.	15,141.0
19 Extra Space Storage Inc.	13,513.9
20 Host Hotels & Resorts, Inc.	13,425.6
21 Mid-America Apartment Communities, Inc.	12,992.7
22 Vornado Realty Trust	12,594.9
23 UDR, Inc.	12,338.9
24 Regency Centers Corporation	11,174.3
25 Duke Realty Corporation	10,743.0
26 Federal Realty Investment Trust	9,572.2
27 Iron Mountain, Inc.	8,763.6
28 Apartment Investment and Management Company Class A	7,564.3
29 Kimco Realty Corporation	7,393.2
30 SL Green Realty Corp.	7,196.8
31 Macerich Company	5,122.3
31 Subtotal	723,867.0
S&P 400 Mid Cap Constituents	
1 Camden Property Trust	9,589.2
2 National Retail Properties, Inc.	8,518.8
3 Kilroy Realty Corporation	7,426.1
4 Omega Healthcare Investors, Inc.	7,415.7
5 Liberty Property Trust	7,015.5
6 Douglas Emmett, Inc.	6,846.0
7 Lamar Advertising Company Class A	6,654.5
8 Medical Properties Trust, Inc.	6,589.9
9 American Campus Communities, Inc.	6,327.3
10 CyrusOne, Inc.	6,248.5
11 EPR Properties	5,804.4
12 Brixmor Property Group, Inc.	5,193.5
13 JBG SMITH Properties	5,146.7
14 Highwoods Properties, Inc.	4,536.1
15 Life Storage, Inc.	4,478.7
16 PS Business Parks, Inc.	4,395.8
17 First Industrial Realty Trust, Inc.	4,351.2
18 CoreSite Realty Corporation	4,284.1
19 Hospitality Properties Trust	4,087.4
20 Healthcare Realty Trust Incorporated	4,036.4
21 EastGroup Properties, Inc.	3,966.9
22 Cousins Properties Incorporated	3,803.2
23 Rayonier Inc.	3,642.4
24 Pebblebrook Hotel Trust	3,630.1
25 Weingarten Realty Investors	3,613.8
26 Sabra Health Care REIT, Inc.	3,439.1
27 Corporate Office Properties Trust	3,030.5
28 Taubman Centers, Inc.	2,705.6
29 GEO Group Inc	2,670.6
30 CoreCivic, Inc.	2,596.1
31 PotlatchDeltic Corporation	2,273.9
32 Mack-Cali Realty Corporation	2,047.9
33 Urban Edge Properties	1,965.4
34 Senior Housing Properties Trust	1,872.5
35 Uniti Group Inc	1,720.0
36 Alexander & Baldwin, Inc.	1,660.0
37 Tanger Factory Outlet Centers, Inc.	1,600.7
37 Subtotal	165,184.5
S&P 600 Small Cap Constituents	
1 Apollo Commercial Real Estate Finance, Inc.	2,721.0
2 Xenia Hotels & Resorts, Inc.	2,340.5
3 Agree Realty Corporation	2,308.5
4 Acadia Realty Trust	2,231.5
5 Lexington Realty Trust	2,166.6
6 American Assets Trust, Inc.	2,142.6
7 Washington Real Estate Investment Trust	2,124.7
8 DiamondRock Hospitality Company	2,059.7
9 CareTrust REIT Inc	2,039.2
10 Invesco Mortgage Capital Inc.	1,965.1
11 Four Corners Property Trust, Inc.	1,937.4
12 Retail Opportunity Investments Corp.	1,908.1
13 LTC Properties, Inc.	1,773.4
14 Chesapeake Lodging Trust	1,737.2
15 National Storage Affiliates Trust	1,683.9
16 Redwood Trust, Inc.	1,535.4
17 Global Net Lease Inc	1,400.5
18 Kite Realty Group Trust	1,271.8
19 PennyMac Mortgage Investment Trust	1,266.4
20 Getty Realty Corp.	1,250.5
21 Saul Centers, Inc.	1,208.0
22 Summit Hotel Properties, Inc.	1,196.8
23 Office Properties Income Trust	1,149.0
24 Universal Health Realty Income Trust	1,125.9
25 Easterly Government Properties, Inc.	1,111.7
26 New York Mortgage Trust, Inc.	1,028.3
27 Independence Realty Trust, Inc.	976.4
28 RPT Realty	974.0
29 Granite Point Mortgage Trust Inc.	950.8
30 ARMOUR Residential REIT, Inc.	895.9
31 Chatham Lodging Trust	885.7
32 Innovative Industrial Properties Inc	821.5
33 NorthStar Realty Europe Corp.	820.4
34 Armada Hoffer Properties, Inc.	818.9
35 Franklin Street Properties Corp.	778.4
36 Washington Prime Group Inc.	762.6
37 iStar Inc.	747.6
38 Community Healthcare Trust, Inc.	725.2
39 Capstead Mortgage Corporation	674.5
40 Hersha Hospitality Trust Class A	670.6
41 Urstadt Biddle Properties Inc. Class A	652.3
42 Whitestone REIT	504.2
43 Pennsylvania Real Estate Investment Trust	451.0
44 Cedar Realty Trust Inc	259.5
45 CBL & Associates Properties, Inc.	140.6
45 Subtotal	58,191.3
113 Total	947,242.8

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
May 31, 2019									
Property Sector: Office									
1	Boston Properties, Inc.	BXP	Equity	S&P 500	20,195.4	19.94	2.13		1.66
2	Alexandria Real Estate Equities, Inc.	ARE	Equity	S&P 500	16,504.6	16.29	1.74		1.36
3	Kirby Realty Corporation	KRC	Equity	S&P 400	7,426.1	7.33	0.78		0.61
4	SL Green Realty Corp.	SLG	Equity	S&P 500	7,196.8	7.10	0.76		0.59
5	Douglas Emmett, Inc.	DEI	Equity	S&P 400	6,846.0	6.76	0.72		0.56
6	Hudson Pacific Properties, Inc.	HPP	Equity		5,234.7	5.17			0.43
7	Highwoods Properties, Inc.	HIW	Equity	S&P 400	4,536.1	4.48	0.48		0.37
8	Equity Commonwealth	EQC	Equity		3,955.9	3.91			0.33
9	Cousins Properties Incorporated	CUZ	Equity	S&P 400	3,803.2	3.75	0.40		0.31
10	Paramount Group, Inc.	PGRE	Equity		3,380.9	3.34			0.28
11	Corporate Office Properties Trust	OFC	Equity	S&P 400	3,030.5	2.99	0.32		0.25
12	Brandywine Realty Trust	BDN	Equity		2,697.6	2.66			0.22
13	Empire State Realty Trust, Inc. Class A	ESRT	Equity		2,657.4	2.62			0.22
14	Piedmont Office Realty Trust, Inc. Class A	PDM	Equity		2,566.0	2.53			0.21
15	Columbia Property Trust, Inc.	CXP	Equity		2,535.7	2.50			0.21
16	Mack-Cali Realty Corporation	CLI	Equity	S&P 400	2,047.9	2.02	0.22		0.17
17	TIER REIT Inc.	TIER	Equity		1,450.5	1.43			0.12
18	Office Properties Income Trust	OPI	Equity	S&P 600	1,149.0	1.13	0.12		0.09
19	Easterly Government Properties, Inc.	DEA	Equity	S&P 600	1,111.7	1.10	0.12		0.09
20	CIM Commercial Trust Corporation	CMCT	Equity		913.1	0.90			0.08
21	NorthStar Realty Europe Corp.	NRE	Equity	S&P 600	820.4	0.81	0.09		0.07
22	Franklin Street Properties Corp.	FSP	Equity	S&P 600	776.4	0.77	0.08		0.06
23	City Office REIT, Inc.	CIO	Equity		466.2	0.46			0.04
23	Sector Totals				101,302.0	100.00	7.96		8.35
13	S&P Sector Total				75,444.0				
Property Sector: Industrial									
1	Prologis, Inc.	PLD	Equity	S&P 500	46,360.8	49.00	4.89		3.82
2	Duke Realty Corporation	DRE	Equity	S&P 500	10,743.0	11.35	1.13		0.89
3	Liberty Property Trust	LPT	Equity	S&P 400	7,015.5	7.41	0.74		0.58
4	Americold Realty Trust	COLD	Equity		5,697.0	6.02			0.47
5	PS Business Parks, Inc.	PSB	Equity	S&P 400	4,395.8	4.65	0.46		0.36
6	First Industrial Realty Trust, Inc.	FR	Equity	S&P 400	4,351.2	4.60	0.46		0.36
7	EastGroup Properties, Inc.	EGP	Equity	S&P 400	3,966.9	4.19	0.42		0.33
8	Rexford Industrial Realty, Inc.	REXR	Equity		3,507.5	3.71			0.29
9	STAG Industrial, Inc.	STAG	Equity		3,177.5	3.26			0.26
10	Terreno Realty Corporation	TRNO	Equity		2,793.7	2.95			0.23
11	Monmouth Real Estate Investment Corporation Class A	MNR	Equity		1,292.2	1.37			0.11
12	Industrial Logistics Properties Trust	ILPT	Equity		1,226.0	1.30			0.10
13	Plymouth Industrial REIT, Inc.	PLYM	Equity		85.7	0.09			0.01
13	Sector Totals				94,613.0	100.00	8.11		7.80
6	S&P Sector Total				76,833.3				
Property Sector: Retail									
1	Regency Centers Corporation	REG	Equity	Shopping Centers	S&P 500	11,174.3	20.42	1.18	0.92
2	Federal Realty Investment Trust	FRT	Equity	Shopping Centers	S&P 500	9,572.2	17.49	1.01	0.79
3	Kimco Realty Corporation	KIM	Equity	Shopping Centers	S&P 500	7,393.2	13.51	0.78	0.61
4	Brixmor Property Group, Inc.	BRX	Equity	Shopping Centers	S&P 400	5,193.5	9.49	0.55	0.43
5	Weingarten Realty Investors	WRI	Equity	Shopping Centers	S&P 400	3,613.8	6.60	0.38	0.30
6	Retail Properties of America, Inc. Class A	RPAI	Equity	Shopping Centers		2,561.8	4.68		0.21
7	SITE Centers Corp.	SITC	Equity	Shopping Centers		2,357.8	4.31		0.19
8	Acadia Realty Trust	AKR	Equity	Shopping Centers	S&P 600	2,231.5	4.08	0.24	0.18
9	Urban Edge Properties	UE	Equity	Shopping Centers	S&P 400	1,965.4	3.59	0.21	0.16
10	Retail Opportunity Investments Corp.	ROIC	Equity	Shopping Centers	S&P 600	1,908.1	3.49	0.20	0.16
11	Tanger Factory Outlet Centers, Inc.	SKT	Equity	Shopping Centers	S&P 400	1,600.7	2.93	0.17	0.13
12	Kite Realty Group Trust	KRG	Equity	Shopping Centers	S&P 600	1,271.8	2.32	0.13	0.10
13	Saul Centers, Inc.	BFS	Equity	Shopping Centers	S&P 600	1,208.0	2.21	0.13	0.10
14	RPT Realty	RPT	Equity	Shopping Centers	S&P 600	974.0	1.78	0.10	0.08
15	Urstadt Biddle Properties Inc. Class A	UBA	Equity	Shopping Centers	S&P 600	652.3	1.19	0.07	0.05
16	Retail Value, Inc.	RVI	Equity	Shopping Centers		589.4	1.08		0.05
17	Cedar Realty Trust Inc.	CDR	Equity	Shopping Centers	S&P 600	259.5	0.47	0.03	0.02
18	Urstadt Biddle Properties Inc.	UBP	Equity	Shopping Centers		173.2	0.32		0.01
19	Wheeler Real Estate Investment Trust, Inc.	WHLF	Equity	Shopping Centers		15.6	0.03		0.00
19	Subsector Totals				54,716.2	100.00	5.17		4.51
14	S&P Subsector Total				49,018.4				
1	Simon Property Group, Inc.	SPG	Equity	Regional Malls	S&P 500	50,197.6	81.32	5.30	4.14
2	Macerich Company	MAC	Equity	Regional Malls	S&P 500	5,122.3	8.30	0.54	0.42
3	Taubman Centers, Inc.	TCO	Equity	Regional Malls	S&P 400	2,705.6	4.38	0.29	0.22
4	Brookfield Property REIT Inc Class A	BPR	Equity	Regional Malls		2,347.9	3.80		0.19
5	Washington Prime Group Inc.	WPG	Equity	Regional Malls	S&P 600	762.6	1.24	0.08	0.06
6	Pennsylvania Real Estate Investment Trust	PEI	Equity	Regional Malls	S&P 600	451.0	0.73	0.05	0.04
7	CBL & Associates Properties, Inc.	CBL	Equity	Regional Malls	S&P 600	140.6	0.23	0.01	0.01
7	Subsector Totals				61,727.5	100.00	6.27		5.09
6	S&P Subsector Total				59,379.6				
1	Realty Income Corporation	O	Equity	Free Standing	S&P 500	20,681.8	42.68	2.18	1.70
2	National Retail Properties, Inc.	NNN	Equity	Free Standing	S&P 400	8,518.8	17.58	0.90	0.70
3	STORE Capital Corporation	STOR	Equity	Free Standing		7,283.4	15.03		0.60
4	Spirit Realty Capital, Inc.	SRC	Equity	Free Standing		3,656.4	7.55		0.30
5	Agree Realty Corporation	ADC	Equity	Free Standing	S&P 600	2,308.5	4.76	0.24	0.19
6	Four Corners Property Trust, Inc.	FCPT	Equity	Free Standing	S&P 600	1,937.4	4.00	0.20	0.16
7	Seitage Growth Properties Class A	SRG	Equity	Free Standing		1,492.4	3.08		0.12
8	Getty Realty Corp.	GTY	Equity	Free Standing	S&P 600	1,250.5	2.58	0.13	0.10
9	Essential Properties Realty Trust, Inc.	EPRT	Equity	Free Standing		930.1	1.92		0.08
10	Spirit MTA REIT	SMTA	Equity	Free Standing		301.3	0.62		0.02
11	Postal Realty Trust, Inc. Class A	PSTL	Equity	Free Standing		94.8	0.20		0.01
11	Subsector Totals				48,455.3	100.00	3.66		3.99
5	S&P Subsector Total				34,697.0				
37	Sector Totals				164,899.0		15.11		13.59
25	S&P Sector Total				143,095.0				

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
May 31, 2019									
Property Sector: Residential									
1	Equity Residential	EQR	Equity	Apartments	S&P 500	28,194.1	21.98	2.98	2.32
2	AvalonBay Communities, Inc.	AVB	Equity	Apartments	S&P 500	28,057.8	21.87	2.96	2.31
3	Essex Property Trust, Inc.	ESS	Equity	Apartments	S&P 500	19,268.3	15.02	2.03	1.59
4	Mid-America Apartment Communities, Inc.	MAA	Equity	Apartments	S&P 500	12,992.7	10.13	1.37	1.07
5	UDR, Inc.	UDR	Equity	Apartments	S&P 500	12,338.9	9.62	1.30	1.02
6	Camden Property Trust	CPT	Equity	Apartments	S&P 400	9,589.2	7.47	1.01	0.79
7	Apartment Investment and Management Company Class A	AIV	Equity	Apartments	S&P 500	7,564.3	5.90	0.80	0.62
8	American Campus Communities, Inc.	ACC	Equity	Apartments	S&P 400	6,327.3	4.93	0.67	0.52
9	Independence Realty Trust, Inc.	IRT	Equity	Apartments	S&P 600	976.4	0.76	0.10	0.08
10	NexPoint Residential Trust Inc	NXRT	Equity	Apartments		941.9	0.73		0.08
11	Investors Real Estate Trust	IRET	Equity	Apartments		695.1	0.54		0.06
12	Preferred Apartment Communities, Inc.	APTS	Equity	Apartments		644.5	0.50		0.05
13	Bluerock Residential Growth REIT Inc Class A	BRG	Equity	Apartments		271.7	0.21		0.02
14	Clipper Realty, Inc.	CLPR	Equity	Apartments		227.5	0.18		0.02
15	BRT Apartments Corp	BRT	Equity	Apartments		200.7	0.16		0.02
15	Subsector Totals					128,390.2		13.23	10.57
9	S&P Subsector Total					125,308.9			10.57
1	Equity LifeStyle Properties, Inc.	ELS	Equity	Manufactured Homes		10,918.7	48.91		0.90
2	Sun Communities, Inc.	SUI	Equity	Manufactured Homes		10,904.7	48.85		0.90
3	UMH Properties, Inc.	UMH	Equity	Manufactured Homes		501.3	2.25		0.04
3	Subsector Totals					22,324.7	100.00	0.00	1.84
0	S&P Subsector Total					0.0			1.84
1	Invitation Homes, Inc.	INVH	Equity	Single Family Homes		13,413.8	63.05		1.11
2	American Homes 4 Rent Class A	AMH	Equity	Single Family Homes		7,206.3	33.87		0.59
3	Front Yard Residential Corp. Class B	RESI	Equity	Single Family Homes		612.0	2.88		0.05
4	Reven Housing REIT, Inc.	RVEN	Equity	Single Family Homes		42.1	0.20		0.00
4	Subsector Totals					21,274.2	100.00	0.00	1.75
0	S&P Subsector Total					0.0			1.75
22	Sector Totals					171,889.0		13.23	14.17
9	S&P Sector Total					125,308.9			14.17
Property Sector: Diversified									
1	W. P. Carey Inc.	WPC	Equity			13,369.9	23.47		1.10
2	Vornado Realty Trust	VNO	Equity		S&P 500	12,594.9	22.11	1.33	1.04
3	VEREIT, Inc. Class A	VER	Equity			8,598.2	15.09		0.71
4	JBG SMITH Properties	JBGS	Equity		S&P 400	5,146.7	9.03	0.54	0.42
5	Colony Capital, Inc. Class A	CLNY	Equity			2,541.8	4.46		0.21
6	Lexington Realty Trust	LXP	Equity		S&P 600	2,166.6	3.80	0.23	0.18
7	American Assets Trust, Inc.	AAT	Equity		S&P 600	2,142.6	3.76	0.23	0.18
8	Washington Real Estate Investment Trust	WRE	Equity		S&P 600	2,124.7	3.73	0.22	0.18
9	Alexander's, Inc.	ALX	Equity			1,879.5	3.50		0.15
10	Alexander & Baldwin, Inc.	ALEX	Equity		S&P 400	1,660.0	2.91	0.18	0.14
11	Global Net Lease Inc.	GNL	Equity		S&P 600	1,400.5	2.46	0.15	0.12
12	American Finance Trust, Inc.	AFIN	Equity			836.4	1.47		0.07
13	Armada Hoffer Properties, Inc.	AHH	Equity		S&P 600	818.9	1.44	0.09	0.07
14	Gladstone Commercial Corporation	GOOC	Equity			610.8	1.07		0.05
15	One Liberty Properties, Inc.	OLP	Equity			553.3	0.97		0.05
16	Whitestone REIT	WSR	Equity		S&P 600	504.2	0.88	0.05	0.04
17	HMG/Courtland Properties, Inc.	HMG	Equity			13.6	0.02		0.00
18	Medalist Diversified REIT, Inc.	MDRF	Equity			10.6	0.02		0.00
18	Sector Totals					56,973.0	100.00	3.01	4.70
9	S&P Sector Total					28,559.0			4.70
Property Sector: Lodging/Resorts									
1	Host Hotels & Resorts, Inc.	HST	Equity		S&P 500	13,425.6	26.30	1.42	1.11
2	Park Hotels & Resorts, Inc.	PK	Equity			5,555.2	10.88		0.46
3	Ryman Hospitality Properties, Inc.	RHP	Equity			4,094.6	8.02		0.34
4	Hospitality Properties Trust	HPT	Equity		S&P 400	4,087.4	8.01	0.43	0.34
5	Pebblebrook Hotel Trust	PEB	Equity		S&P 400	3,630.1	7.11	0.38	0.30
6	Apple Hospitality REIT, Inc.	APLE	Equity			3,556.4	6.97		0.29
7	Sunstone Hotel Investors, Inc.	SHO	Equity			3,063.1	6.00		0.25
8	RLJ Lodging Trust	RLJ	Equity			3,008.2	5.89		0.25
9	Xenia Hotels & Resorts, Inc.	XHR	Equity		S&P 600	2,340.5	4.58	0.25	0.19
10	DiamondRock Hospitality Company	DRH	Equity		S&P 600	2,059.7	4.03	0.22	0.17
11	Chesapeake Lodging Trust	CHSP	Equity		S&P 600	1,737.2	3.40	0.18	0.14
12	Summit Hotel Properties, Inc.	INN	Equity		S&P 600	1,196.8	2.34	0.13	0.10
13	Chatham Lodging Trust	CLDT	Equity		S&P 600	885.7	1.73	0.09	0.07
14	CorePoint Lodging, Inc.	CPLG	Equity			722.5	1.42		0.06
15	Hersha Hospitality Trust Class A	HT	Equity		S&P 600	670.6	1.31	0.07	0.06
16	Ashford Hospitality Trust, Inc.	AHT	Equity			450.6	0.88		0.04
17	Braemar Hotels & Resorts, Inc.	BHR	Equity			339.4	0.66		0.03
18	Condor Hospitality Trust, Inc.	CDOR	Equity			115.4	0.23		0.01
19	Sotherly Hotels Inc.	SOHC	Equity			99.8	0.20		0.01
20	InnSuites Hospitality Trust	IHT	Equity			14.3	0.03		0.00
20	Sector Totals					51,053.1	100.00	3.17	4.21
9	S&P Sector Total					30,033.4			4.21
Property Sector: Self Storage									
1	Public Storage	PSA	Equity		S&P 500	41,445.7	61.48	4.38	3.42
2	Extra Space Storage Inc.	EXR	Equity		S&P 500	13,513.9	20.04	1.43	1.11
3	CubeSmart	CUBE	Equity			6,268.1	9.30		0.52
4	Life Storage, Inc.	LSI	Equity		S&P 400	4,478.7	6.64	0.47	0.37
5	National Storage Affiliates Trust	NSA	Equity		S&P 600	1,683.9	2.50	0.18	0.14
6	Global Self Storage, Inc.	SELF	Equity			28.2	0.04		0.00
6	Sector Totals					67,418.4	100.00	6.45	5.56
4	S&P Sector Total					61,122.1			5.56
Property Sector: Health Care									
1	Welltower, Inc.	WELL	Equity		S&P 500	30,212.3	27.29	3.19	2.49
2	Ventas, Inc.	VTR	Equity		S&P 500	22,910.9	20.69	2.42	1.89
3	HCP, Inc.	HCP	Equity		S&P 500	15,141.0	13.68	1.60	1.25
4	Omega Healthcare Investors, Inc.	OHI	Equity		S&P 400	7,415.7	6.70	0.78	0.61
5	Medical Properties Trust, Inc.	MPW	Equity		S&P 400	6,589.9	5.95	0.70	0.54
6	Healthcare Trust of America, Inc. Class A	HTA	Equity			5,974.8	5.40		0.49
7	Healthcare Realty Trust Incorporated	HR	Equity		S&P 400	4,036.4	3.65	0.43	0.33
8	Sabra Health Care REIT, Inc.	SBRA	Equity		S&P 400	3,439.1	3.11	0.36	0.28
9	Physicians Realty Trust	DOC	Equity			3,332.5	3.01		0.27
10	National Health Investors, Inc.	NHI	Equity			3,312.8	2.99		0.27
11	CareTrust REIT Inc	CTRE	Equity		S&P 600	2,039.2	1.84	0.22	0.17
12	Senior Housing Properties Trust	SNH	Equity		S&P 400	1,872.5	1.69	0.20	0.15
13	LTC Properties, Inc.	LTC	Equity		S&P 600	1,773.4	1.60	0.19	0.15
14	Universal Health Realty Income Trust	UHT	Equity		S&P 600	1,125.9	1.02	0.12	0.09
15	Community Healthcare Trust, Inc.	CHCT	Equity		S&P 600	725.2	0.66	0.08	0.06
16	New Senior Investment Group Inc	SNR	Equity			541.4	0.49		0.04
17	Global Medical REIT Inc	GMRE	Equity			275.0	0.25		0.02
17	Sector Totals					110,718.1	100.00	10.27	9.12
12	S&P Sector Total					97,281.6			9.12

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
May 31, 2019									
Property Sector: Timber									
1	Weyerhaeuser Company	WY	Equity	S&P 500	17,081.8	72.81	1.80	1.41	
2	Rayonier Inc.	RVN	Equity	S&P 400	3,642.4	15.53	0.38	0.30	
3	Pottlatch-Deltec Corporation	PCH	Equity	S&P 400	2,273.9	9.69	0.24	0.19	
4	CatchMark Timber Trust, Inc. Class A	CTT	Equity		462.1	1.97		0.04	
4	Sector Totals				23,460.1	100.00	2.43	1.93	
3	S&P Sector Total				22,998.0				
Property Sector: Infrastructure									
1	American Tower Corporation	AMT	Equity	S&P 500	92,205.3	53.34	9.73	7.60	
2	Crown Castle International Corp	CCI	Equity	S&P 500	53,931.1	31.20	5.69	4.44	
3	SBA Communications Corp. Class A	SBAC	Equity	S&P 500	24,523.9	14.19	2.59	2.02	
4	Uniti Group Inc	UNIT	Equity	S&P 400	1,720.0	1.00	0.18	0.14	
5	CorEnergy Infrastructure Trust, Inc.	CORR	Equity		460.2	0.27		0.04	
6	Power REIT	PW	Equity		11.2	0.01		0.00	
6	Sector Totals				172,851.8	100.00	18.20	14.25	
4	S&P Sector Total				172,380.4				
Property Sector: Data Centers									
1	Equinix, Inc.	EQIX	Equity	S&P 500	40,314.1	52.05	4.26	3.32	
2	Digital Realty Trust, Inc.	DLR	Equity	S&P 500	24,244.8	31.30	2.56	2.00	
3	CyrusOne, Inc.	CONE	Equity	S&P 400	6,248.5	8.07	0.66	0.51	
4	CoreSite Realty Corporation	COR	Equity	S&P 400	4,284.1	5.53	0.45	0.35	
5	QTS Realty Trust, Inc. Class A	QTS	Equity		2,355.7	3.04		0.19	
5	Sector Totals				77,447.1	100.00	7.93	6.38	
4	S&P Sector Total				75,091.4				
Property Sector: Specialty									
1	VICI Properties Inc	VICI	Equity		8,974.7	18.29		0.74	
2	Iron Mountain, Inc.	IRM	Equity	S&P 500	8,763.6	17.86	0.93	0.72	
3	Gaming and Leisure Properties, Inc.	GLPI	Equity		8,431.2	17.19		0.69	
4	Lamar Advertising Company Class A	LAMR	Equity	S&P 400	6,654.5	13.56	0.70	0.55	
5	EPR Properties	EPR	Equity	S&P 400	5,804.4	11.83	0.61	0.48	
6	OUTFRONT Media Inc.	OUT	Equity		3,430.9	6.99		0.28	
7	GEO Group Inc	GEO	Equity	S&P 400	2,670.6	5.44	0.28	0.22	
8	CoreCivic, Inc.	CXW	Equity	S&P 400	2,596.1	5.29	0.27	0.21	
9	Innovative Industrial Properties Inc	IIPR	Equity	S&P 600	821.5	1.67	0.09	0.07	
10	Safehold, Inc.	SAFE	Equity		496.4	1.01		0.04	
11	Gladstone Land Corp.	LAND	Equity		220.6	0.45		0.02	
12	Farmland Partners Inc	FPI	Equity		193.2	0.39		0.02	
12	Sector Totals				49,057.8	100.00	2.88	4.04	
6	S&P Sector Total				27,310.7				
Investment Sector: Mortgage									
1	Annaly Capital Management, Inc.	NLY	Mortgage	Home Financing	12,234.6	25.65		1.01	
2	AGNC Investment Corp.	AGNC	Mortgage	Home Financing	8,795.3	18.44		0.72	
3	New Residential Investment Corp.	NRZ	Mortgage	Home Financing	6,174.2	12.94		0.51	
4	Chimera Investment Corporation	CIM	Mortgage	Home Financing	3,410.3	7.15		0.28	
5	MFA Financial, Inc.	MFA	Mortgage	Home Financing	3,157.4	6.62		0.26	
6	Two Harbors Investment Corp.	TWO	Mortgage	Home Financing	3,032.7	6.36		0.25	
7	Invesco Mortgage Capital Inc.	IVR	Mortgage	Home Financing	S&P 600	1,965.1	4.12	0.21	0.16
8	Redwood Trust, Inc.	RWT	Mortgage	Home Financing	S&P 600	1,535.4	3.22	0.16	0.13
9	PennyMac Mortgage Investment Trust	PMT	Mortgage	Home Financing	S&P 600	1,266.4	2.65	0.13	0.10
10	New York Mortgage Trust, Inc.	NYMT	Mortgage	Home Financing	S&P 600	1,028.3	2.16	0.11	0.08
11	ARMOUR Residential REIT, Inc.	ARR	Mortgage	Home Financing	S&P 600	895.9	1.88	0.09	0.07
12	Capstead Mortgage Corporation	CMO	Mortgage	Home Financing	S&P 600	674.5	1.41	0.07	0.06
13	Ready Capital Corporation	RC	Mortgage	Home Financing		646.1	1.35		0.05
14	Western Asset Mortgage Capital Corporation	WMC	Mortgage	Home Financing		466.2	0.98		0.04
15	AG Mortgage Investment Trust, Inc.	MITT	Mortgage	Home Financing		443.2	0.93		0.04
16	Dynex Capital, Inc.	DX	Mortgage	Home Financing		389.8	0.82		0.03
17	Anworth Mortgage Asset Corporation	ANH	Mortgage	Home Financing		372.5	0.78		0.03
18	Orchid Island Capital, Inc.	ORC	Mortgage	Home Financing		295.9	0.62		0.02
18	Cherry Hill Mortgage Investment Corp.	CHMI	Mortgage	Home Financing		263.9	0.55		0.02
19	Great Ajax Corp.	AJX	Mortgage	Home Financing		237.5	0.50		0.02
20	Arlington Asset Investment Corp. Class A	AI	Mortgage	Home Financing		203.0	0.43		0.02
21	Ellington Residential Mortgage REIT	EARN	Mortgage	Home Financing		135.1	0.28		0.01
22	Hunt Companies Finance Trust, Inc.	HCFT	Mortgage	Home Financing		77.7	0.16		0.01
23	Subsector Totals				47,701.0	100.00	0.78	3.93	
6	S&P Subsector Total				7,365.5				
1	Starwood Property Trust, Inc.	STWC	Mortgage	Commercial Financing	6,071.5	25.26		0.50	
2	Blackstone Mortgage Trust, Inc. Class A	BXMT	Mortgage	Commercial Financing	4,265.3	17.74		0.35	
3	Apollo Commercial Real Estate Finance, Inc.	ARI	Mortgage	Commercial Financing	S&P 600	2,721.0	11.32	0.29	0.22
4	Ladder Capital Corp. Class A	LADR	Mortgage	Commercial Financing		1,652.7	6.88		0.14
5	Hannon Armstrong Sustainable Infrastructure Capital, Inc.	HASI	Mortgage	Commercial Financing		1,613.3	6.71		0.13
6	Colony Credit Real Estate, Inc. Class A	CLNC	Mortgage	Commercial Financing		1,269.8	5.28		0.10
7	TPG RE Finance Trust, Inc.	TRTX	Mortgage	Commercial Financing		1,266.0	5.27		0.10
8	KKR Real Estate Finance Trust Inc.	KREF	Mortgage	Commercial Financing		1,147.9	4.78		0.09
9	Arbor Realty Trust, Inc.	ABR	Mortgage	Commercial Financing		1,044.6	4.35		0.09
10	Granite Point Mortgage Trust Inc.	GPMT	Mortgage	Commercial Financing	S&P 600	950.8	3.96	0.10	0.08
11	iStar Inc.	STAR	Mortgage	Commercial Financing	S&P 600	747.6	3.11	0.08	0.06
12	Jernigan Capital, Inc.	JCAP	Mortgage	Commercial Financing		430.5	1.79		0.04
13	Ares Commercial Real Estate Corporation	ACRE	Mortgage	Commercial Financing		419.8	1.75		0.03
14	Exant Capital Corp.	XAN	Mortgage	Commercial Financing		345.0	1.44		0.03
15	Sachem Capital Corp.	SACH	Mortgage	Commercial Financing		75.1	0.31		0.01
16	Tremont Mortgage Trust	TRMT	Mortgage	Commercial Financing		16.0	0.07		0.00
16	Subsector Totals				24,036.8	100.00	0.47	1.98	
3	S&P Subsector Total				4,419.4				
39	Sector Totals				71,737.9		1.24	5.91	
9	S&P Sector Total				11,784.9				
31	S&P 500 Large Cap				723,867.0		76.42	59.66	
37	S&P 400 Mid Cap				165,184.5		17.44	13.61	
45	S&P 600 Small Cap				58,191.3		6.14	4.80	
103	S&P Index Total				947,242.8		100.00	78.06	
222	Industry Total				1,213,420.2			100.00	

¹ Equity market capitalization does not include operating partnership units or preferred stock.

US REIT Merger and Acquisition Activity
Deal Value in Millions of Dollars
(2004 - 2019)

Year	Acquirer	Target	Acquirer Type	Deal Value	Announced	Completed	Status	
2004	Ventas, Inc.	ElderTrust	Public REIT	191	19-Nov-03	5-Feb-04	Completed	
	Aslan Realty Partners, LLC	Great Lakes REIT	Private Real Estate Company	252	21-Jan-04	27-Apr-04	Completed	
	ProLogis/Eaton Vance Corporation	Keystone Property Trust	Public REIT/Investment Advisor	729	3-May-04	4-Aug-04	Completed	
	Simon Property Group	Chelsea Property Group	Public REIT	3,000	21-Jun-04	14-Oct-04	Completed	
	General Growth Properties, Inc.	The Rouse Company	Public REIT	7,000	19-Aug-04	12-Nov-04	Completed	
	PL Retail LLC (Kimco Realty & DRA Advisors)	Price Legacy Corporation	Public REIT/Investment Advisor	3,500	24-Aug-04	21-Dec-04	Completed	
	Total Public to Public			14,420	98%			
	Total Public to Private			252	2%			
	Total			14,672				
	2005	Camden Property Trust	Summit Property Group	Public REIT	1,100	24-Oct-04	28-Feb-05	Completed
iStar Financial, Inc.		Falcon Financial Investment Trust	Public REIT	120	20-Jan-05	2-Mar-05	Completed	
Colonial Properties Trust		Comerstone Realty Income Trust	Public REIT	566	25-Oct-04	1-Apr-05	Completed	
Centro Properties Limited		Kramon Realty Trust	Australian LPT	123	19-Dec-05	31-Mar-06	Completed	
The Lightstone Group		Prime Group Realty Trust	Private Real Estate Company	1,500	17-Feb-05	1-Jul-05	Completed	
ProLogis		Catellus Development Corporation	Public REIT	3,819	6-Jun-05	15-Sep-05	Completed	
DRA Advisors LLC		CRT Properties, Inc.	Investment Advisor	890	17-Jun-05		Completed	
ING Clarion		Gables Residential Trust	Private Equity Joint Venture	4,900	7-Jun-05	30-Sep-05	Completed	
DRA Advisors LLC		Capital Automotive REIT	Investment Advisor	1,800	2-Sep-05	16-Dec-05	Completed	
Total Public to Public				5,725	39%			
Total Public to Private				9,090	61%			
Total				14,815				
2006		Brandywine Realty Trust	Prentiss Properties Trust	Public REIT	1,921	3-Oct-05	4-Jan-06	Completed
	CDP Capital-Financing Inc.	Criml Mae Inc.	Investment Advisor/Pension Fund	1,700		19-Jan-06	Completed	
	Morgan Stanley Property Fund	AMLI Residential Properties	Investment Advisor/Brokerage Firm	2,100	23-Oct-05	7-Feb-06	Completed	
	Duke Realty Corporation	The Mark Winkler Company	Public REIT	855	2-Mar-06	4-Mar-06	Completed	
	CalEast Industrial Investors	CenterPoint Properties Trust	Real Estate Operating Partnership	2,436	7-Dec-05	8-Mar-06	Completed	
	Morgan Stanley Real Estate and Onex Real Estate	Town and Country Trust	Private Real Estate Joint Venture	1,500	19-Dec-05	31-Mar-06	Completed	
	Kimco Realty Corporation	Atlantic Realty Trust	Public REIT	83	1-Dec-05	31-Mar-06	Completed	
	Host Marriott Corporation	Starwood Hotels and Resorts	Public REIT	4,040	14-Nov-05	7-Apr-06	Completed	
	GE Real Estate, Inc. & Trizec Properties	Arden Realty Trust	Public non-REIT and REIT	3,032	21-Dec-05	2-May-06	Completed	
	Blackstone Group LP	MeriStar Hospitality Corporation	Private Equity Firm	2,600	20-Feb-06	2-May-06	Completed	
	LBA Realty LLC	Bedford Property Investors	Private Real Estate Company	432	10-Feb-06	5-May-06	Completed	
	Sprint Finance Corporation	Sun Capital Partners, Inc. (ShoKo Stores)	Public REIT	815	10-May-06	2-Jun-06	Completed	
	Black-Cali Realty Corporation	Gale Real Estate Services Corp.	Public REIT	945	16-Feb-06	5-Jun-06	Completed	
	Blackstone Group LP	CarAmerica Realty Corp.	Private Equity Firm	5,600	6-Mar-06	13-Jul-06	Completed	
	Archstone-Smith	Deutsche WohnAnlage GmbH	Public REIT	649	29-Jun-06	31-Jul-06	Completed	
	Public Storage Inc.	Shurgard Storage Centers Inc.	Public REIT	3,200	7-Mar-06	23-Aug-06	Completed	
	Westmont Hospitality and Cadim Inc. (Braveheart Holdings)	Boykin Lodging Company	JV - Public Pension Fund	417	22-May-06	21-Sep-06	Completed	
	Accredited Home Lenders Holding Co.	Aames Investment Corporation	Mortgage Banking Firm	340	14-Sep-06	1-Oct-06	Completed	
	Brookfield Properties Corporation	Trizec Canada, Inc.	Real Estate Operating Company	2,670	5-Jun-06	5-Oct-06	Completed	
	Blackstone Group LP and Brookfield Properties Co.	Trizec Properties, Inc.	JV - Private Equity Firm & REOC	6,500	5-Jun-06	5-Oct-06	Completed	
	Health Care Property Investors	CNL Retirement Properties	Public REIT	5,300	2-May-06	6-Oct-06	Completed	
	Centro Watt	Heritage Property Investment Trust Inc.	JV - Australian LPT & Private Equity Firm	3,200	9-Jul-06	19-Oct-06	Completed	
	Kimco Realty Corporation	Pan Pacific Retail Properties	Public REIT	4,000	10-Jul-06	31-Oct-06	Completed	
	Morguard Corporation	Sizeler Property Investors, Inc.	Canadian REIT	324	7-Aug-06	10-Nov-06	Completed	
	Morgan Stanley	Glenborough Realty Trust, Inc.	Brokerage Firm	1,900	21-Aug-06	29-Nov-06	Completed	
	Health Care REIT	Windrose Medical Properties Trust	Public REIT	877	13-Sep-06	20-Dec-06	Completed	
	KailPER LLC	AmenVest Properties	Real Estate Operating Partnership	273	18-Jul-06	29-Dec-06	Completed	
	Lexington Corporate Properties	Newkirk Realty Trust, Inc.	Public REIT	1,080	25-Jul-06	3-Jan-07	Completed	
	SL Green Realty Corp.	Reckson Associates Realty Corp.	Public REIT	6,000	3-Aug-06	25-Jan-07	Completed	
	Morgan Stanley	Saxon Capital	Brokerage Firm	706	8-Aug-06	4-Dec-06	Completed	
	Babcock & Brown Real Estate Investments	BNP Residential Properties Inc.	Investment Advisor/Brokerage Firm	766	31-Aug-06	28-Feb-07	Completed	
	Hospitality Properties Trust	TravelCenters of America Inc.	Public REIT	1,900	1-Sep-06	31-Jan-07	Completed	
	Geo Group	CentraCote Properties Trust	Correctional Facility Operator	428	19-Sep-06	24-Jan-07	Completed	
	Crown Castle International Corporation	Global Signal Inc.	Public Tower Company	4,000	16-Oct-06	12-Jan-07	Completed	
	Developers Diversified Realty Corp.	Inland Retail Real Estate Trust, Inc.	Public REIT	6,200	23-Oct-06	27-Feb-07	Completed	
	Record Realty Trust	Government Properties Trust, Inc.	Australian LPT	223	24-Oct-06	13-Apr-07	Completed	
	GE Capital Solutions	Trustreet Properties, Inc.	Financial Lending Company	3,000	30-Oct-06	27-Feb-07	Completed	
	JP Morgan-Special Situation Property Fund	Columbia Equity Trust	Pension Trust Fund	502	6-Nov-06	1-Mar-07	Completed	
	National HealthCare Corporation	National Health Realty	Health Care Provider	268	21-Dec-06	31-Oct-07	Completed	
	Total Public to Public			44,244	54%			
	Total Public to Private			38,138	46%			
	Total			82,381				
	2007	Ventas, Inc.	Sunrise Senior Living REIT	Public REIT	1,036	14-Jan-07	26-Apr-07	Completed
		Simon Property Group; Farallon Capital Management	Mills Corporation	Public REIT; Investment Advisor	1,350	17-Jan-07	3-Apr-07	Completed
		Morgan Stanley	CNL Hotels & Resorts Inc.	Brokerage Firm	6,702	19-Jan-07	12-Apr-07	Completed
		Brookfield Asset Management Inc.	Longview Fibre	Asset Management Firm	2,150	5-Feb-07	20-Apr-07	Completed
		Blackstone Group	Equity Office Properties Trust	Private Equity Firm	39,000	7-Feb-07	9-Feb-07	Completed
Credit-Based Asset Servicing and Securitization LLC (C-BAS)		Fieldstone Investment Corporation	Mortgage Banking Firm	259	16-Feb-07	17-Jul-07	Completed	
Centro Properties Group		New Plan Excel Realty Trust, Inc.	Australian LPT	6,200	27-Feb-07	20-Apr-07	Completed	
Macquarie Bank Limited, Kaupthing Bank N, et al.		Spirit Finance Corporation	Investment Advisor/Brokerage Firm	3,500	13-Mar-07	1-Aug-07	Completed	
Inland American Real Estate Trust Inc.		Winston Hotels, Inc.	Asset Management Firm	460	3-Apr-07	2-Jul-07	Completed	
Apollo Investment Corporation		Innkeepers USA Trust	Closed-End Investment Company	1,500	16-Apr-07	29-Jun-07	Completed	
JER Partners		Highland Hospitality	Private Equity Firm	2,000	24-Apr-07	28-Jul-07	Completed	
AP AIMCAP Holdings LLC		Eagle Hospitality Properties Trust, Inc.	Closed-End Investment Company	319	27-Apr-07	15-Aug-07	Completed	
Morgan Stanley		Crescent Real Estate Equity	Brokerage Firm	6,500	23-May-07	3-Aug-07	Completed	
Tishman Speyer/Lehman Brothers		Archstone-Smith	Real Estate Company/ Brokerage Firm	22,200	29-May-07	5-Oct-07	Completed	
Whitehall Street Global Real Estate, LP		Equity Inns, Inc.	Investment Advisor/Brokerage Firm	2,200	21-Jun-07	25-Oct-07	Completed	
Sentinel Omaha LLC		America First Apartment Investors	Real Estate Advisory Firm	532	25-Jun-07	18-Sep-07	Completed	
Liberty Property Trust		Republic Property Trust	Public REIT	850	24-Jul-07	4-Oct-07	Completed	
Gramercy Capital Corp/New York		American Financial Realty Trust	Public REIT	1,094	5-Nov-07	1-Apr-08	Completed	
Total Public to Public				10,530	11%			
Total Public to Private				87,321	89%			
Total				97,851				
2008		American Campus Communities	GMH Communities Trust	Public REIT	1,400	12-Feb-08	11-Jun-08	Completed
	Hypo Real Estate Bank AG	Quadra Realty Trust	Brokerage Firm	179	29-Jan-08	14-Mar-08	Completed	
	Boston Properties	Macklowe Properties (NYC Office Portfolio)	Public REIT	3,950	24-May-08	10-Jun-08	Completed	
	American Land Lease	Green Courte Real Estate Partners	Private Equity Firm	113	10-Dec-08	16-Mar-09	Completed	
Total Public to Public			5,350	95%				
Total Public to Private			292	5%				
Total			5,642					
2009	No Deals							
2010	Brookfield Asset Management Inc.	Crystal River Capital, Inc.	Asset Management Firm	14	24-Feb-10	30-Jul-10	Completed	
	Tipton Financial Partners, LP	Care Investment Trust, Inc.	Real Estate Advisory Firm	97	16-Mar-10	13-Aug-10	Completed	
	HCP, Inc.	HCR ManorCare, Inc.	Public REIT	6,080	14-Dec-10	8-Apr-11	Completed	
Total Public to Public			6,080	98%				
Total Public to Private			111	2%				
Total			6,191					

US REIT Merger and Acquisition Activity
Deal Value in Millions of Dollars
(2004 - 2019)

Year	Acquirer	Target	Acquirer Type	Deal Value	Announced	Completed	Status	
2011	AMB Property Corp.	ProLogis	Public REIT	16,517	31-Jan-11	3-Jun-11	Completed	
	Ventas, Inc.	Nationwide Health Properties, Inc.	Public REIT	7,010	28-Feb-11	1-Jul-11	Completed	
	Ventas, Inc.	Cogdell Spencer, Inc.	Public REIT	635	27-Dec-11	2-Apr-12	Completed	
	Total Public to Public				24,162	100%		
	Total Public to Private					0%		
Total				24,162				
2012	Realty Income Corp.	American Realty Capital Trust, Inc.	Public REIT	2,887	6-Sep-12	22-Jan-13	Completed	
	HCP, Inc.	Emeritus; Blackstone JV (Portfolio Acquisition)	Public REIT	1,730	16-Oct-12	31-Oct-12	Completed	
	AvalonBay Communities, Inc. / Equity Residential	Archstone-Smith Trust, Inc.	Public REIT	6,476	26-Nov-12	27-Feb-13	Completed	
	American Realty Capital Properties, Inc.	American Realty Capital Trust III, Inc.	Public REIT	2,325	14-Dec-12	28-Feb-13	Completed	
	Total Public to Public				13,418	100%		
Total Public to Private					0%			
Total				13,418				
2013	Cole Credit Property Trust II, Inc.	Spirit Realty Capital, Inc.	Non-traded REIT	2,835	22-Jan-13	17-Jul-13	Completed	
	Annaly Capital Management, Inc.	CreXus Investment Corp.	Public REIT	876	30-Jan-13	23-May-13	Completed	
	Brookfield Office Properties Inc.	MPG Office Trust, Inc.	Real Estate Operating Company	1,938	24-Apr-13	15-Oct-13	Completed	
	American Realty Capital Properties, Inc.	CapLease, Inc.	Public REIT	2,048	28-May-13	5-Nov-13	Completed	
	Mid-America Apartment Communities, Inc.	Colonial Properties Trust	Public REIT	4,112	3-Jun-13	1-Oct-13	Completed	
	American Realty Capital Properties, Inc.	American Realty Capital Trust IV, Inc.	Public REIT	2,207	1-Jul-13	3-Jan-14	Completed	
	W. P. Carey Inc.	Corporate Property Associates 16	Public REIT	4,041	25-Jul-13	31-Jan-14	Completed	
	American Realty Capital Properties, Inc.	Cole Real Estate Investments, Inc.	Public REIT	10,281	23-Oct-13	7-Feb-14	Completed	
	Essex Property Trust, Inc.	BRE Properties, Inc.	Public REIT	6,141	9-Dec-13	1-Apr-14	Completed	
	Total Public to Public				29,706	86%		
	Total Public to Private				4,773	14%		
	Total				34,479			
	2014	Ventas, Inc.	American Realty Capital Healthcare Trust, Inc.	Public REIT	2,297	2-Jun-14	16-Jan-15	Completed
		EDENS, Inc.	AmREIT, Inc.	Private Real Estate Company	620	31-Oct-14	18-Feb-15	Completed
NorthStar Realty Finance Corp.		Griffin-American Healthcare REIT II, Inc.	Public REIT	3,881	5-Aug-14	3-Dec-14	Completed	
Select Income REIT		Cole Corporate Income Trust, Inc.	Public REIT	2,987	2-Sep-14	29-Jan-15	Completed	
GoldenTree Asset Management LP		Onigen Financial, Inc.	Asset Manager	456	9-Sep-14	20-Jan-15	Completed	
Washington Prime Group Inc.		Glimcher Realty Trust	Public REIT	4,323	16-Sep-14	15-Jan-15	Completed	
Omega Healthcare Investors, Inc.		Aviv REIT, Inc.	Public REIT	2,822	31-Oct-14	1-Apr-15	Completed	
Griffin Capital Essential Asset REIT, Inc.		Signature Office REIT Inc.	Public REIT		24-Nov-14	10-Jun-15	Completed	
Total Public to Public				16,309	94%			
Total Public to Private				1,076	6%			
Total				17,385				
2015	The Blackstone Group LP	Excel Trust, Inc.	Asset Manager	1,021	10-Apr-15	31-Jul-15	Completed	
	Brookfield Asset Management Inc.	Associated Estates Realty Corporation	Asset Manager	1,690	22-Apr-15	7-Aug-15	Completed	
	Independence Realty Trust, Inc.	Trade Street Residential, Inc.	Public REIT	237	11-May-15	17-Sep-15	Completed	
	Extra Space Storage Inc.	SmartStop Self Storage, Inc.	Public REIT	855	15-Jun-15	1-Oct-15	Completed	
	Lone Star Investment Advisors, LLC	Home Properties, Inc.	Asset Manager	5,156	22-Jun-15	7-Oct-15	Completed	
	Chambers Street Properties	Gramercy Property Trust Inc.	Public REIT	1,489	1-Jul-15	17-Dec-15	Completed	
	Global Logistic Properties Limited	Industrial Income Trust Inc.	Public REIT	4,555	29-Jul-15	4-Nov-15	Completed	
	The Blackstone Group LP	Strategic Hotels & Resorts, Inc.	Asset Manager	5,648	8-Sep-15	11-Dec-15	Completed	
	The Blackstone Group LP	BiMed Realty Trust	Asset Manager	7,866	8-Oct-15	27-Jan-16	Completed	
	Harrison Street Real Estate Capital	Campus Crest Communities, Inc.	Private Equity Firm	1,900	16-Oct-15	2-Mar-16	Completed	
	Starwood Capital Group / Milestone Apartments REIT	Landmark Apartment Trust, Inc.	Investor Group	1,900	22-Oct-15	27-Jan-16	Completed	
	Weyerhaeuser Company	Plum Creek Timber Company, Inc.	Public REIT	8,462	8-Nov-15	19-Feb-16	Completed	
	American Homes 4 Rent	American Residential Properties, Inc.	Public REIT	1,415	3-Dec-15	29-Feb-16	Completed	
	Starwood Waypoint Residential Trust	Colony American Homes, Inc.	Public REIT	1,592	21-Sep-15	5-Jan-16	Completed	
Total Public to Public				18,655	43%			
Total Public to Private				25,181	57%			
Total				43,836				
2016	Brookfield Asset Management, Inc.	Rouse Properties, Inc.	Asset Manager	2,369	25-Feb-16	6-Jul-16	Completed	
	Apollo Commercial Real Estate Finance, Inc.	Apollo Residential Mortgage, Inc.	Public REIT	641	26-Feb-16	31-Aug-16	Completed	
	ARMOUR Residential REIT, Inc.	JAVELIN Mortgage Investment Corp.	Public REIT	812	2-Mar-16	6-Apr-16	Completed	
	Sutherland Asset Management Corporation	ZAIS Financial Corp.	Private REIT	104	7-Apr-16	31-Oct-16	Completed	
	Annaly Capital Management, Inc.	Hatteras Financial Corp.	Public REIT	12,584	11-Apr-16	12-Jul-16	Completed	
	Apple Hospitality REIT, Inc.	Apple REIT Ten, Inc.	Public REIT	1,300	14-Apr-16	7-Sep-16	Completed	
	Cousins Properties Incorporated	Parkway Properties, Inc.	Public REIT	3,829	29-Apr-16	6-Oct-16	Completed	
	NorthStar Asset Management Group Inc.	Colony Capital, Inc.	Asset Manager	6,218	29-Apr-16	10-Jan-17	Completed	
	NorthStar Asset Management Group Inc.	NorthStar Realty Finance Corp.	Asset Manager	12,120	29-Apr-16	10-Jan-17	Completed	
	Mid-America Apartment Communities, Inc.	Post Properties, Inc.	Public REIT	4,873	15-Aug-16	1-Dec-16	Completed	
	Farmland Partners Inc.	American Farmland Company	Public REIT	248	12-Sep-16	2-Feb-17	Completed	
	Regency Centers Corporation	Equity One, Inc.	Public REIT	5,788	14-Nov-16	1-Mar-17	Completed	
	Total Public to Public				30,075	59%		
	Total Public to Private				20,810	41%		
	Total				50,885			
	2017	Tricon Capital Group Inc.	Silver Bay Realty Trust Corp.	Asset Manager	1,433	27-Feb-17	9-May-17	Completed
RLJ Lodging Trust		FelCor Lodging Trust Incorporated	Public REIT	2,829	24-Apr-17	31-Aug-17	Completed	
Sabra Health Care REIT, Inc.		Care Capital Properties, Inc.	Public REIT	3,925	7-May-17	17-Aug-17	Completed	
Digital Realty Trust, Inc.		DuPont Fabros Technology, Inc.	Public REIT	7,600	9-Jun-17	14-Sep-17	Completed	
Government Properties Income Trust		First Potomac Realty Trust	Public REIT	1,400	29-Jun-17	2-Oct-17	Completed	
Canada Pension Plan Investment Board		Parkway, Inc.	Pension Fund	1,200	30-Jun-17	12-Oct-17	Completed	
Greystar Growth and Income Fund, LP		Monogram Residential Trust, Inc.	Investor Group	3,000	4-Jul-17	19-Sep-17	Completed	
Invitation Homes Inc.		Starwood Waypoint Homes	Public REIT	4,578	10-Aug-17	16-Nov-17	Completed	
Total Public to Public				20,332	78%			
Total Public to Private				5,633	22%			
Total				25,965				
2018	Brookfield Asset Management Inc.	GGP Inc.	Asset Manager	27,171	26-Mar-18	28-Aug-18	Completed	
	Two Harbors Investment Corp.	CYS Investments, Inc.	Public REIT	1,480	26-Apr-18	31-Jul-18	Completed	
	Welltower Inc.	Quality Care Properties, Inc.	Public REIT	3,429	26-Apr-18	26-Jul-18	Completed	
	Prologis, Inc.	DCT Industrial Trust Inc.	Public REIT	8,379	29-Apr-18	22-Aug-18	Completed	
	Annaly Capital Management, Inc.	MTGE Investment Corp.	Public REIT	1,188	2-May-18	7-Sep-18	Completed	
	Blackstone Group L.P.	Gramercy Property Trust	Asset Manager	7,326	7-May-18	10-Oct-18	Completed	
	Greystar Real Estate Partners, LLC	Education Realty Trust, Inc.	Private Real Estate Company	4,350	25-Jun-18	29-Sep-18	Completed	
	Brookfield Asset Management Inc.	Forest City Realty Trust, Inc.	Asset Manager	11,400	31-Jul-18	7-Dec-18	Completed	
	Pebblebrook Hotel Trust	LaSalle Hotel Properties	Public REIT	5,200	6-Sep-18	30-Nov-18	Completed	
	Government Properties Income Trust	Select Income REIT	Public REIT	3,939	17-Sep-18	31-Dec-19	Completed	
	Oncor Electric Delivery	InfraREIT, Inc.	Electric Utility	2,200	18-Oct-18		Pending	
	Ready Capital Corporation	Owens Realty Mortgage, Inc.	Public REIT	200	7-Nov-18	29-Mar-19	Completed	
	Total Public to Public				50,985	67%		
	Total Public to Private				25,307	33%		
	Total				76,292			
2019	Omega Healthcare Investors, Inc.	MedEquities Realty Trust, Inc.	Public REIT	595	2-Jan-19		Pending	
	Shidler Equities L.P.	Pacific Office Properties Trust, Inc.	Real Estate Investment Firm	250	25-Jan-19		Pending	
	Cousins Properties Incorporated	TIER REIT, Inc.	Public REIT	2,333	25-Mar-19		Pending	
	Park Hotels & Resorts Inc.	Chesapeake Lodging Trust	Public REIT	2,607	6-May-19		Pending	
	Total Public to Public				5,535	96%		
Total Public to Private				250	4%			
Total				5,786				
Industry Totals: 2004-2019								
Total Public to Public				289,991	67%			
Total Public to Private				217,984	50%			
Total				431,683				

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO	FFO	Debt/	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average	Average	Relative Liquidity	Long-Term Issuer Rating	
		31-May-2019	52 Week		2019	2020	2019	2020	2019 - 2020	2019: Q1	2019: Q1	May-19	QTD	YTD	1-Yr	3-Yr					5-Yr	Share Volume			Dollar Volume
Office																									
Alexandria Real Estate Equity	ARE	146.41	152.76	110.28	6.96	7.37	21.03	19.86	5.91	122.37	9.52	2.82	2.70	27.91	20.79	18.21	17.65	2.65	16,504.6	16,504.6	26.7	808	116,146	0.704	BBB+
BOSTON PROPERTIES	BXP	130.83	138.77	109.09	6.98	7.45	18.73	17.55	6.72	59.75	6.07	-4.93	-2.28	17.07	10.69	3.97	4.95	2.90	20,195.4	22,521.0	32.7	675	89,553	0.443	A-
Brandywine Rlty	BDN	15.11	17.12	12.36	1.42	1.48	10.61	10.23	3.73	50.00	2.65	-1.82	-3.59	20.50	-2.47	2.85	4.08	4.90	2,697.6	2,712.4	42.4	1,952	29,312	1.087	BBB-
CIM Commercial Trust	CMCT	20.85	21.20	12.90	-	-	-	-	-	65.79	8.02	8.53	14.82	39.29	45.35	14.77	5.66	2.40	913.1	913.1	17.1	3	55	0.006	
City Office REIT	CIO	11.79	13.13	10.00	1.17	1.24	10.04	9.52	5.45	-	9.88	1.64	6.42	19.83	2.81	7.97	6.69	7.97	466.2	466.2	60.8	188	2,228	0.478	
Columbia Property Trust Inc	CXP	21.38	24.23	18.13	1.42	1.43	15.10	14.93	1.13	-	7.22	-4.98	-4.13	12.56	0.20	5.26	0.23	3.74	2,535.7	2,535.7	34.0	387	8,531	0.336	BBB
Corporate Office Properties	OFC	27.84	30.94	20.34	2.03	2.11	13.70	13.18	3.94	58.51	6.19	-0.14	1.98	33.70	4.05	4.91	4.31	3.95	3,030.5	3,067.6	38.4	553	15,451	0.510	BBB-
Cousins Property	CUZ	36.20	40.16	30.24	2.78	2.90	13.04	12.50	4.32	38.24	3.38	-5.43	-5.61	16.39	-1.00	8.94	4.23	2.96	3,803.2	4,055.7	20.5	1,569	58,119	1.528	
Douglas Emmett	DEI	40.29	42.00	32.54	2.11	2.21	19.07	18.24	4.55	48.08	7.02	-2.18	-0.32	18.80	7.55	8.68	10.19	2.58	6,846.0	7,982.2	34.0	905	37,089	0.542	
Easterly Government Properties	DEA	18.41	20.45	15.29	1.19	1.24	15.47	14.80	4.56	83.87	6.25	2.28	2.22	19.13	-3.91	4.65	-	5.65	1,111.7	1,275.9	39.5	535	9,823	0.884	
Empire State Realty Trust	ESRT	15.36	17.74	13.81	0.90	0.96	17.04	16.06	6.08	36.21	4.42	-0.65	-2.78	8.65	-7.08	-4.64	0.86	2.73	2,657.4	4,542.3	29.1	1,056	16,405	0.617	
Equity Commonwealth	EQC	32.57	34.01	28.68	0.67	0.58	48.36	56.07	-13.75	0.00	2.16	2.42	-0.37	8.53	13.64	6.96	6.08	0.00	3,955.9	3,957.3	6.5	480	15,393	0.389	BBB-
Franklin Street Properties	FSP	7.24	9.11	6.10	0.83	0.87	8.68	8.32	4.32	39.13	7.23	-7.89	1.87	19.09	-1.93	-8.94	-4.74	4.97	776.4	776.4	56.6	339	2,584	0.333	
Highwoods Prop	HIW	43.86	51.71	37.30	3.36	3.55	13.05	12.34	5.75	53.78	3.98	-0.56	-5.23	15.74	-4.51	0.84	5.86	4.27	4,536.1	4,656.2	30.3	530	23,415	0.516	BBB
Hudson Pacific Properties	HPP	33.41	35.68	27.42	2.00	2.19	16.67	15.28	9.09	49.02	6.02	-4.16	-2.93	15.81	-2.71	9.03	9.86	2.99	5,234.7	5,253.7	35.0	860	29,555	0.565	BBB-
Kilroy Realty	KRC	73.71	78.36	59.46	3.72	4.05	19.82	18.20	8.94	58.33	2.97	-4.16	-2.96	17.92	-0.68	8.76	6.95	2.47	7,426.1	7,575.3	27.7	498	37,975	0.511	BBB
Mack Cali Realty	CLI	22.72	24.47	19.07	1.64	1.70	13.86	13.35	3.77	40.82	5.72	-2.41	3.27	18.25	19.51	-1.52	4.10	3.52	2,047.9	2,279.0	54.7	325	7,414	0.362	BB-
NorthStar Realty Europe	NRE	16.47	18.41	12.63	0.55	0.56	29.95	29.41	1.82	-	1.18	-6.84	-4.32	15.23	22.01	18.89	-	3.64	820.4	826.0	43.2	340	5,829	0.711	
Office Properties Income Trust	OPI	23.91	68.52	23.71	5.32	5.00	4.50	4.78	-5.92	-	48.45	-11.90	-11.74	-9.68	-53.96	-25.69	-17.59	18.99	1,149.0	1,149.0	69.3	277	7,200	0.627	BBB-
Paramount Group	PGRE	14.25	15.97	12.26	0.91	0.95	15.63	14.99	4.27	41.67	8.07	-1.66	0.42	14.26	-2.42	-2.07	-	2.81	3,380.9	3,738.9	48.9	1,387	19,998	0.592	
Piedmont Office Realty Trust Cl A	PDM	20.33	21.26	16.49	1.78	1.84	11.45	11.02	3.92	0.00	4.07	-1.33	-1.48	21.79	10.39	5.67	6.81	4.13	2,566.0	2,566.0	37.3	779	16,038	0.625	BBB
SL Green Realty	SLG	86.00	105.86	77.46	6.90	6.98	12.46	12.32	1.19	50.47	20.07	-2.65	-4.36	9.78	-8.53	-2.25	-2.01	3.95	7,196.8	7,552.1	42.9	538	46,368	0.644	BBB-
AVERAGE		39.04	44.63	32.07	2.60	2.70	16.58	16.33	3.32	49.78	8.21	-2.09	-0.84	17.30	3.08	3.87	3.90	4.28	4,538.7	4,859.4	37.6	681	27,022	0.591	
Industrial																									
Americold Realty Trust	COLD	31.30	34.13	21.24	1.30	1.47	24.13	21.27	13.44	110.29	6.97	-2.22	2.59	23.35	56.54	-	-	2.56	5,697.0	5,697.0	25.2	2,272	71,364	1.253	
Duke Realty Corp	DRE	30.09	32.43	25.00	1.42	1.50	21.18	20.06	5.62	59.72	3.99	-2.63	-0.91	17.84	10.13	12.60	15.63	2.86	10,743.0	10,830.9	20.4	1,761	53,910	0.502	BBB+
Eastgroup Properties	EGP	111.00	118.19	88.69	4.89	5.14	22.71	21.58	5.27	61.02	5.30	-2.91	-0.57	21.78	22.54	23.92	15.64	2.59	3,966.9	3,966.9	21.9	611	68,649	1.731	
First Industrial Realty Trust	FR	34.71	37.43	27.60	1.70	1.81	20.38	19.14	6.48	51.79	3.36	-1.59	-1.84	21.05	8.36	15.12	16.42	2.65	4,351.2	4,442.3	22.7	776	27,000	0.621	BBB
Industrial Logistics Properties Trust	ILPT	18.86	24.21	18.41	1.73	1.79	10.90	10.55	3.32	82.50	3.64	-4.99	-4.92	-0.92	-5.72	-	-	7.00	1,226.0	1,226.0	36.2	302	5,949	0.485	
Liberty Property Trust	LPT	47.47	51.16	40.13	2.58	2.71	18.38	17.50	5.07	54.05	5.95	-4.37	-1.96	14.31	11.35	12.83	9.11	3.45	7,015.5	7,182.6	29.9	899	43,371	0.618	BBB
Monmouth REIT Cl A	MNR	13.94	17.39	11.98	0.90	0.94	15.55	14.87	4.61	-	-	2.69	7.05	15.20	-5.55	10.31	13.58	4.88	1,292.2	1,292.2	42.0	438	6,113	0.473	
Plymouth Industrial REIT	PLYM	17.78	19.48	11.45	2.14	2.56	8.32	6.95	19.66	107.14	10.59	-5.27	5.71	44.16	15.83	-	-	8.44	85.7	104.4	76.5	107	1,948	2.273	
Prologis	PLD	73.67	82.48	55.94	3.23	3.42	22.84	21.53	6.08	-	2.64	-3.91	2.39	26.39	17.93	19.34	15.89	2.67	46,360.8	47,839.0	18.6	2,122	160,242	0.346	A-
PS Business Parks	PSB	160.92	177.98	121.16	6.71	6.89	23.99	23.37	2.68	63.64	0.00	4.75	2.61	23.68	35.19	21.06	17.84	2.61	4,395.8	5,571.4	0.0	125	19,929	0.453	A-
Rexford Industrial Realty	REXR	37.80	41.05	28.51	1.21	1.31	31.33	28.93	8.30	55.17	4.45	-0.24	5.56	28.93	23.42	26.64	25.26	1.96	3,507.5	3,598.9	18.2	822	31,117	0.887	
STAG Industrial	STAG	29.18	31.56	23.27	1.82	1.92	16.03	15.20	5.41	78.89	3.22	1.80	-0.77	19.76	15.35	17.16	10.26	4.90	3,177.5	3,296.3	28.6	800	23,509	0.740	
Terreno Realty	TRNO	45.71	48.61	33.82	1.41	1.53	32.38	29.88	8.38	72.73	3.13	2.37	8.73	30.71	22.92	27.37	22.04	2.10	2,793.7	2,793.7	14.7	348	15,765	0.564	
AVERAGE		50.19	55.08	39.02	2.39	2.54	20.63	19.29	7.25	72.45	4.43	-1.27	1.82	22.02	17.56	18.64	16.17	3.74	7,277.9	7,526.3	27.3	876	40,682	0.842	

Retail

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO	FFO	Debt/	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average	Average	Relative Liquidity	Long-Term Issuer Rating	
		31-May-2019	52 Week		2019	2020	2019	2020	2019 - 2020	2019: Q1	2019: Q1	May-19	QTD	YTD	1-Yr	3-Yr					5-Yr	Share Volume			Dollar Volume
Shopping Centers																									
Acadia Realty	AKR	27.35	29.65	23.30	1.41	1.46	19.40	18.68	3.87	79.41	9.16	-3.15	0.29	16.28	10.68	-3.25	3.76	4.10	2,231.5	2,369.1	41.5	397	11,247	0.504	
Brixmor Property Group	BRX	17.15	18.59	14.17	1.90	1.96	9.02	8.76	3.05	68.75	5.87	-4.08	-5.20	20.89	15.54	-7.02	0.09	6.47	5,193.5	5,193.5	46.7	2,573	46,153	0.889	BBB-
Cedar Realty Trust	CDR	2.83	5.27	2.60	0.45	0.46	6.25	6.19	1.10	38.46	7.74	-6.33	-15.42	-7.10	-31.96	-22.08	-11.11	7.07	259.5	261.1	66.6	285	871	0.336	
Federal Realty Invs	FRT	130.73	138.92	115.33	6.39	6.74	20.45	19.39	5.49	64.97	5.36	-2.33	-5.17	11.59	13.56	-2.23	4.76	3.12	9,572.2	9,668.8	24.1	594	77,882	0.814	A-
Kimco Realty Cp	KIM	17.40	19.13	14.31	1.47	1.51	11.87	11.50	3.21	80.00	5.88	0.06	-4.50	20.60	20.50	-9.84	-0.53	6.44	7,393.2	7,409.3	38.2	4,167	74,853	1.012	BBB+
Kite Realty Group Trust	KRG	15.20	17.66	13.79	1.68	1.58	9.06	9.59	-5.58	66.15	17.67	-3.74	-4.94	12.57	5.08	-11.71	-4.13	8.36	1,271.8	1,302.8	53.9	506	8,115	0.638	BBB-
Regency Centers	REG	65.96	69.90	55.76	3.86	4.01	17.09	16.45	3.88	56.63	4.43	-0.92	-1.39	14.42	17.61	-1.65	7.68	3.46	11,174.3	11,197.4	24.3	1,080	71,554	0.640	BBB+
Retail Opportunity	ROIC	16.74	19.74	15.46	1.14	1.16	14.73	14.39	2.40	67.24	7.10	-4.62	-3.46	6.65	-3.54	-2.37	5.23	4.67	1,908.1	2,100.2	40.3	766	13,387	0.702	BBB-
Retail Properties of America	RPAI	11.89	13.29	10.62	1.04	1.06	11.41	11.18	2.03	63.70	5.46	-3.25	-2.46	11.08	2.41	-4.48	0.06	5.57	2,561.8	2,561.8	38.5	1,021	12,694	0.496	BBB-
Retail Value	RVI	31.92	37.36	25.32	3.28	3.11	9.73	10.26	-5.18	0.00	6.85	-4.72	2.41	24.74	-	-	-	4.07	589.4	589.4	60.3	68	2,227	0.378	
RPT Realty	RPT	12.17	14.36	11.42	1.06	1.09	11.49	11.14	3.19	73.33	8.81	0.33	1.33	3.80	6.18	-6.49	-0.50	7.23	974.0	997.2	49.5	505	6,341	0.651	
Saul Centers	BFS	53.69	60.00	45.71	3.30	3.34	16.26	16.09	1.09	65.00	6.58	0.64	5.56	16.04	12.73	2.05	5.76	3.95	1,208.0	1,634.0	39.6	49	2,687	0.222	
SITE Centers	SITC	12.77	17.97	10.71	1.17	1.17	10.89	10.91	-0.23	95.24	2.11	-3.55	-6.24	17.11	8.98	-17.89	-9.82	6.26	2,357.8	2,359.6	42.0	1,010	13,635	0.578	BBB-
Tanger Factory Outlet Center	SKT	16.96	24.67	15.53	2.25	2.22	7.54	7.65	-1.50	54.69	6.17	-6.09	-17.60	-13.20	-15.85	-17.38	-9.68	8.28	1,600.7	1,684.9	43.2	1,852	33,566	2.097	BBB
Urban Edge Properties	UE	17.25	23.28	16.40	1.23	1.24	14.06	13.91	1.09	73.33	7.35	-7.11	-9.21	5.01	-17.65	-10.48	-	5.10	1,965.4	2,185.1	39.2	801	14,453	0.735	
Urstadt Biddle Pptys	UBA	21.88	23.11	18.63	1.43	1.49	15.33	14.65	4.63	81.82	4.05	-0.23	7.42	17.06	5.58	6.34	6.30	4.98	652.3	652.3	34.7	102	2,298	0.352	
Weingarten Realty Investors	WRI	28.20	31.53	23.90	2.13	2.20	13.22	12.84	2.95	71.82	3.93	-2.56	-3.98	15.31	7.22	-2.19	3.86	5.60	3,613.8	3,654.2	32.0	946	27,314	0.756	BBB
Wheeler Real Estate Investment Trust Inc	WHLR	1.67	6.30	0.83	-	-	-	-	-	-	37.10	-30.71	12.08	87.43	-59.76	-44.80	-41.40	81.44	15.6	16.0	96.1	31	66	0.423	
AVERAGE		27.88	31.71	24.10	2.07	2.11	12.81	12.56	1.50	64.74	8.42	-4.58	-2.80	15.57	-0.16	-9.15	-2.48	9.79	3,030.2	3,102.0	45.0	931	23,297	0.679	
Regional Malls																									
Brookfield Property	BPR	18.44	21.14	15.01	-	-	-	-	-	-	6.05	-9.88	-8.38	18.58	-	-	-	7.16	2,347.9	2,347.9	-	1,857	36,853	1.570	BBB-
CBL & Associates Properties	CBL	0.81	5.78	0.80	1.41	1.34	0.58	0.61	-5.41	45.45	17.67	-19.38	-47.46	-55.54	-80.98	-49.67	-40.50	36.84	140.6	162.4	92.7	3,300	3,730	2.653	BB-
Macerich	MAC	36.33	60.52	32.20	3.55	3.66	10.22	9.93	2.98	68.81	8.51	-7.82	-14.64	-13.03	-30.45	-17.85	-6.31	8.26	5,122.3	5,501.3	45.1	1,245	50,481	0.986	
Pennsylvania Real Estate Investment Trust	PEI	6.41	11.40	5.50	1.23	1.33	5.21	4.83	7.88	50.00	-	9.97	5.25	15.25	-34.91	-27.16	-13.25	13.10	451.0	504.0	77.4	1,600	11,102	2.462	
Simon Property Group	SPG	162.09	190.59	159.27	12.40	12.81	13.07	12.66	3.29	61.92	4.26	-5.59	-10.00	-1.30	5.81	-2.25	3.40	5.00	50,197.6	57,784.6	26.3	1,530	264,424	0.527	A
Taubman Centers	TCO	44.36	65.00	40.13	3.67	3.89	12.08	11.40	5.96	76.16	9.13	-10.02	-16.11	-1.21	-14.73	-9.83	-5.38	5.95	2,705.6	3,809.2	45.9	394	19,430	0.718	
Washington Prime Group Inc	WPG	4.10	8.33	3.48	1.20	1.14	3.43	3.60	-4.60	41.67	4.48	-2.25	-23.01	-6.14	-32.64	-14.57	-18.25	24.39	762.6	905.1	70.6	3,252	15,037	1.972	BB
AVERAGE		38.93	51.82	36.63	3.91	4.03	7.43	7.17	1.68	57.34	8.35	-6.42	-16.34	-6.20	-31.32	-20.22	-13.38	14.39	8,818.2	10,144.9	59.6	1,882	57,294	1.555	
Free Standing																									
Agree Realty	ADC	66.95	70.15	51.36	3.03	3.25	22.08	20.62	7.07	75.00	5.17	2.26	-3.45	14.14	31.36	21.08	22.39	3.32	2,308.5	2,331.8	24.2	268	17,899	0.775	
Essential Properties Realty Trust	EPRT	21.26	21.63	13.34	1.16	1.31	18.40	16.20	13.62	80.00	5.55	2.80	8.91	55.26	-	-	-	2.96	930.1	1,335.2	29.2	535	11,125	1.196	
Four Corners Property Trust	FCPT	28.76	29.67	24.63	1.44	1.53	19.95	18.80	6.14	76.39	4.33	1.13	-2.84	12.10	31.14	19.04	-	4.00	1,937.4	1,949.2	23.5	334	9,659	0.499	
Getty Realty	GTY	30.96	34.11	26.72	1.78	1.85	17.39	16.71	4.10	65.31	4.25	-4.53	-3.34	6.44	24.13	20.64	15.44	5.36	1,250.5	1,250.5	24.4	119	3,819	0.305	
National Retail Properties	NNN	53.53	55.71	43.24	2.75	2.87	19.49	18.64	4.55	96.15	6.49	1.73	-2.43	12.48	34.59	10.33	13.64	3.74	8,518.8	8,518.8	24.4	750	39,753	0.467	BBB+
Postal Realty Trust	PSTL	16.45	17.00	14.52	-	-	-	-	-	-	-	-3.24	-3.24	-3.24	-	-	-	0.00	94.8	94.8	-	148	2,439	2.573	
Realty Income	O	70.08	73.98	53.28	3.28	3.43	21.34	20.44	4.43	90.62	5.63	0.42	-4.12	12.97	37.16	9.93	15.10	3.87	20,681.8	20,730.2	24.4	2,596	179,499	0.868	A-
Seritage Growth Properties	SRG	41.82	51.53	31.17	-0.50	-0.04	-83.64	-1,045.50	-92.00	192.31	12.57	-6.21	-5.90	30.08	2.86	-0.97	-	2.39	1,492.4	2,333.8	39.2	137	6,147	0.412	
Spirit MTA REIT	SMTA	6.76	11.52	6.48	-	-	-	-	-	-	-	4.30	8.32	3.61	-1.06	-	-	14.08	301.3	301.3	87.7	192	1,324	0.439	
Spirit Realty Capital	SRC	42.66	45.14	34.29	3.26	3.11	13.09	13.71	-4.52	67.20	4.20	5.44	7.37	22.96	16.74	1.24	3.62	5.86	3,656.4	3,656.4	38.1	1,434	60,656	1.659	BBB-
Store Capital REIT	STOR	34.22	35.46	26.96	1.93	2.06	17.72	16.64	6.49	75.00	5.29	2.70	2.15	22.06	33.51	15.42	-	3.86	7,283.4	7,283.4	31.6	1,512	51,116	0.702	BBB
AVERAGE		37.59	40.54	29.64	2.01	2.15	7.32	-100.42	-5.57	90.89	5.94	0.62	0.13	17.17	23.38	12.09	14.04	4.49	4,405.0	4,525.9	34.7	730	34,858	0.900	

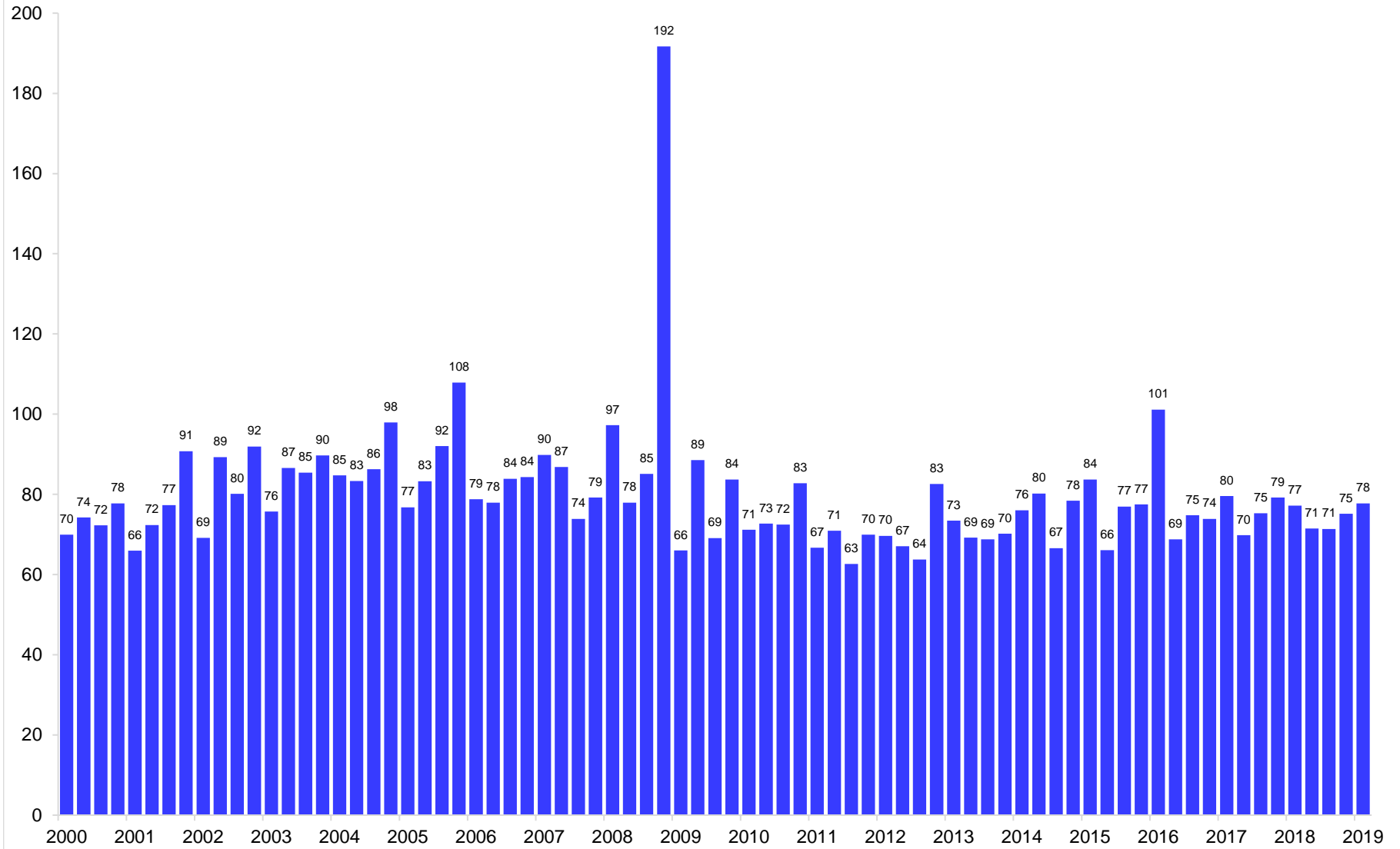
Residential

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO	FFO	Debt/	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average	Average	Relative Liquidity	Long-Term Issuer Rating	
		31-May-2019	52 Week		2019	2020	2019	2020	2019 - 2020	2019: Q1	2019: Q1	May-19	QTD	YTD	1-Yr	3-Yr					5-Yr	Share Volume			Dollar Volume
Apartments																									
American Campus Communities	ACC	46.32	48.42	39.13	2.41	2.50	19.20	18.53	3.59	56.10	5.11	-0.86	-1.65	14.19	20.53	3.59	7.76	3.99	6,327.3	6,359.3	32.2	806	37,477	0.592	BBB
Apartment Inv Management	AIV	49.95	51.69	42.78	2.49	2.63	20.08	19.03	5.55	59.38	6.72	1.98	0.09	15.92	26.74	9.08	13.36	3.12	7,564.3	8,000.5	32.8	1,021	50,926	0.673	BBB-
Avalonbay Communities	AVB	203.01	210.47	168.84	9.34	9.83	21.74	20.66	5.23	67.74	3.04	1.04	1.14	17.52	26.72	7.48	10.81	2.99	28,057.8	28,059.3	20.2	533	107,271	0.382	A-
Bluerock Residential Growth REIT	BRG	11.44	12.17	8.34	0.11	0.25	101.37	45.46	123.00	-	10.97	2.05	6.12	28.81	37.65	6.62	6.46	5.68	271.7	365.4	78.8	199	2,238	0.824	
BRT Apartments	BRT	12.62	14.35	10.96	0.83	0.95	15.30	13.32	14.85	76.92	5.93	-10.05	-9.08	11.94	6.44	25.40	14.58	6.34	200.7	200.7	79.3	19	268	0.134	
Camden Property	CPT	103.36	107.67	84.28	5.07	5.30	20.38	19.50	4.51	62.60	4.05	2.69	1.83	18.31	21.40	12.21	13.04	3.10	9,589.2	9,770.7	18.1	395	40,214	0.419	A-
Clipper Realty	CLPR	12.77	14.25	8.53	0.45	0.60	28.38	21.40	32.59	-	19.88	-1.42	-3.93	-0.88	47.20	-	-	2.98	227.5	563.5	60.7	20	262	0.115	
Equity Residential	EQR	76.57	78.83	62.67	3.40	3.55	22.51	21.58	4.31	64.29	5.27	0.20	1.66	16.88	23.58	8.41	11.05	2.86	28,194.1	29,258.8	23.7	1,037	78,949	0.280	A-
Essex Prop Trust	ESS	291.74	302.91	229.35	13.12	13.88	22.23	21.02	5.74	61.59	4.70	3.27	0.86	19.78	25.74	11.89	13.13	2.67	19,268.3	19,940.9	22.5	267	76,179	0.395	BBB+
Independence Realty Trust	IRT	10.98	12.09	9.05	0.75	0.80	14.68	13.72	6.95	112.50	6.71	3.68	1.76	21.60	21.59	20.32	12.18	6.56	976.4	986.0	50.6	359	3,873	0.397	
Investors Real Estate Trust	IRET	57.89	61.50	47.00	3.58	3.85	16.19	15.05	7.60	76.09	7.61	-3.96	-3.37	19.40	9.36	3.44	-2.32	3.75	695.1	774.2	46.4	38	2,240	0.322	
Mid-America Apartment Comm	MAA	114.18	119.98	92.23	6.23	6.42	18.34	17.79	3.08	59.52	4.90	4.36	5.35	21.55	26.70	7.32	13.71	3.36	12,992.7	13,462.1	26.1	473	53,052	0.408	BBB+
NexPoint Residential Trust	NXRT	40.08	41.35	27.66	1.89	2.12	21.19	18.91	12.08	68.75	12.99	6.91	4.54	15.24	49.36	47.06	-	2.62	941.9	944.8	51.4	78	3,110	0.330	
Preferred Apartment Communities	APTS	15.70	18.46	13.24	1.46	1.58	10.75	9.93	8.20	67.11	6.51	0.38	5.94	13.52	14.23	10.69	20.70	6.56	644.5	658.2	79.3	227	3,676	0.570	
UDR	UDR	44.78	46.74	36.55	2.06	2.16	21.69	20.70	4.80	65.82	3.95	-0.38	-0.75	14.82	26.83	11.14	13.94	3.06	12,338.9	13,438.3	20.8	1,127	50,107	0.406	BBB+
AVERAGE		72.76	76.06	58.71	3.55	3.76	24.93	19.77	16.14	69.11	7.22	0.66	0.70	16.57	25.61	13.19	11.42	3.98	8,552.7	8,852.2	42.9	440	33,989	0.417	
Manufactured Homes																									
Equity Lifestyle Properties	ELS	121.66	124.40	89.77	4.18	4.44	29.13	27.41	6.27	57.89	5.02	4.25	6.44	25.92	36.92	21.19	25.74	2.01	10,918.7	11,617.7	17.7	687	81,051	0.742	
Sun Communities	SUI	126.27	129.96	95.40	4.86	5.23	25.97	24.16	7.53	72.45	6.90	2.59	6.54	24.93	34.27	25.63	25.46	2.38	10,904.7	11,248.8	24.6	771	95,650	0.877	
UMH Properties	UMH	13.31	16.56	11.28	0.72	0.78	18.42	16.99	8.42	-	-	-3.97	-4.18	15.46	-4.69	16.08	12.67	5.41	501.3	501.3	45.6	155	2,070	0.413	
AVERAGE		87.08	90.31	65.48	3.25	3.48	24.51	22.85	7.41	65.17	5.96	0.96	2.93	22.10	22.17	20.97	21.29	3.27	7,441.6	7,789.3	29.3	538	59,590	0.677	
Single Family Homes																									
American Homes 4 Rent	AMH	24.41	25.37	19.08	1.11	1.21	21.98	20.10	9.36	18.52	4.67	1.79	7.44	23.24	23.68	11.06	7.86	0.82	7,206.3	8,556.6	27.0	2,047	49,097	0.681	BBB-
Front Yard Residential	RESI	11.44	12.99	8.22	0.35	0.75	33.11	15.32	116.15	-	39.21	15.44	23.41	33.12	15.60	10.53	-9.99	5.24	612.0	612.0	76.7	358	3,917	0.640	
Invitation Homes	INVH	25.63	27.75	19.42	1.26	1.32	20.40	19.48	4.74	45.83	9.23	3.64	5.90	29.04	18.89	-	-	1.87	13,413.8	13,645.4	41.2	3,702	92,944	0.693	
Reven Housing REIT	RVEN	3.85	4.57	2.97	-	-	-	-	-	-	24.61	3.58	21.57	23.38	4.79	-13.71	-14.62	0.78	42.1	42.1	62.3	1	6	0.014	
AVERAGE		16.33	17.67	12.42	0.90	1.09	25.16	18.30	43.42	32.18	19.43	6.11	14.58	27.19	15.74	2.63	-5.58	2.18	5,318.6	5,714.0	51.8	1,527	36,491	0.507	

Mortgage

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO	FFO	Debt/	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average	Average	Relative Liquidity	Long-Term Issuer Rating
		31-May-2019	52 Week		2019	2020	2019	2020	2019 - 2020	2019: Q1	2019: Q1	May-19	QTD	YTD	1-Yr	3-Yr					5-Yr	Share Volume		
Home Financing																								
AG Mortgage Investment Trust	MITT	15.42	19.53	15.42	-	-	-	-	-	-	-	-9.88	-8.43	-0.34	-8.57	15.48	8.22	12.97	443.2	443.2	87.0	211	3,446	0.777
AGNC Investment	AGNC	16.40	19.61	16.40	2.08	2.10	7.88	7.80	0.99	-	-	-6.92	-7.07	-1.72	-1.97	6.76	4.83	13.05	8,795.3	8,795.3	91.7	5,623	96,957	1.102
Annaly Capital Management	NLY	8.81	10.72	8.81	0.66	1.12	13.31	7.90	68.48	-	-	-12.69	-11.81	-7.61	-5.12	5.02	5.52	13.62	12,234.6	12,234.6	87.5	19,363	182,211	1.489
Anworth Mortgage Asset	ANH	3.79	5.08	3.67	0.46	0.50	8.23	7.53	9.35	-	-	-9.55	-6.19	-3.19	-15.75	4.87	4.57	13.72	372.5	372.5	92.0	348	1,417	0.380
Arlington Asset Investment Cor	AI	6.69	10.52	6.50	-	-	-	-	-	-	-	-14.78	-15.95	-3.23	-30.80	-5.50	-11.16	22.42	203.0	203.0	94.4	363	2,675	1.318
ARMOUR Residential REIT	ARR	17.40	23.94	17.40	-	-	-	-	-	-	-	-7.87	-9.13	-11.00	-16.47	7.00	-1.06	13.10	895.9	895.9	92.4	734	13,517	1.509
Capstead Mortgage	CMO	7.91	9.24	6.67	-	-	-	-	-	-	40.57	-7.92	-7.92	19.70	-9.11	0.63	-1.56	4.05	674.5	674.5	93.9	453	3,781	0.561
Cherry Hill Mortgage Investment	CHMI	16.30	19.14	15.89	-	-	-	-	-	-	-	-5.56	-5.34	-4.57	1.79	13.80	8.46	12.02	263.9	263.9	87.5	186	3,177	1.204
Chimera Investment	CIM	18.24	19.39	17.00	-	-	-	-	-	-	58.68	-4.85	-2.67	5.07	10.30	19.09	16.47	10.96	3,410.3	3,410.3	87.1	1,114	20,945	0.614
Dynex Capital	DX	16.50	19.95	16.47	-	-	-	-	-	-	-	-8.90	-7.85	1.04	-2.73	5.46	3.17	15.27	389.8	389.8	90.8	266	4,672	1.199
Ellington Residential Mortgage REIT	EARN	10.63	12.08	10.19	1.43	0.97	7.41	10.95	-32.32	-	-	-10.07	-10.67	6.89	4.25	5.48	3.00	12.79	135.1	135.1	90.4	54	611	0.453
Great Ajax	AJX	12.70	14.32	11.56	-	-	-	-	-	-	13.50	-9.28	-5.45	10.81	5.88	6.05	-	10.08	237.5	245.4	82.7	52	717	0.302
Hunt Companies Finance Trust	HCFT	3.28	3.75	2.86	-	-	-	-	-	-	17.57	-7.61	-6.02	17.03	6.51	3.99	-8.84	17.07	77.7	77.7	86.8	35	120	0.155
Invesco Mortgage Capital	IVR	15.39	16.59	13.77	-	-	-	-	-	-	-	-5.70	-2.59	9.30	5.88	13.58	8.56	11.70	1,965.1	1,965.1	90.2	1,051	16,869	0.858
MFA Financial	MFA	7.04	8.06	6.54	0.66	0.62	10.74	11.43	-6.02	-	-	-6.26	-3.16	8.30	0.94	10.10	7.64	11.36	3,157.4	3,157.4	74.0	1,879	13,732	0.435
New Residential Investment Corp.	NRZ	15.25	18.68	14.00	-	-	-	-	-	-	43.93	-9.28	-7.10	10.55	-3.89	17.29	17.51	13.11	6,174.2	6,174.2	78.9	3,146	51,900	0.841
New York Mortgage Trust	NYMT	6.04	6.48	5.62	-	-	-	-	-	-	-	-4.13	-0.82	5.92	11.75	14.96	8.96	13.25	1,028.3	1,028.3	93.9	2,788	17,105	1.663
Orchid Island Capital	ORC	6.08	8.29	5.92	-	-	-	-	-	-	-	-6.25	-5.27	1.05	-5.04	-2.37	0.75	15.79	295.9	295.9	90.0	449	2,892	0.977
PennyMac Mortgage Investment Trust	PMT	20.80	21.99	18.18	-	-	-	-	-	-	18.20	-0.95	2.69	14.22	22.32	23.03	11.57	9.04	1,266.4	1,266.4	81.7	1,239	26,140	2.064
Ready Capital Corporation	RC	14.57	17.15	13.60	-	-	-	-	-	-	-	-3.57	-0.68	8.16	3.51	10.84	7.87	10.98	646.1	662.4	78.0	178	2,631	0.407
Redwood Trust	RWT	15.93	17.33	14.52	-	-	-	-	-	-	-	-2.63	-1.36	7.73	4.82	11.71	3.23	7.53	1,535.4	1,535.4	87.0	582	9,451	0.616
Two Harbors Investment	TWO	12.22	16.20	12.22	-	-	-	-	-	-	-	-11.83	-9.68	-1.52	-10.56	7.51	4.40	15.38	3,032.7	3,032.7	86.4	3,133	41,152	1.357
Western Asset Mortgage Capital	WMC	9.69	11.33	8.34	-	-	-	-	-	-	52.08	-7.89	-5.28	19.71	3.90	14.75	7.11	12.80	466.2	466.2	88.7	517	5,285	1.134
AVERAGE		12.05	14.32	11.37	1.06	1.06	9.51	9.12	8.10	-	32.54	-7.58	-5.99	4.88	-1.22	9.11	4.96	12.70	2,074.0	2,075.0	87.5	1,903	22,670	0.931
Commercial Financing																								
Apollo Commercial Real Estate Finance	ARI	18.38	19.52	16.66	1.92	1.89	9.57	9.72	-1.56	-	7.08	-1.92	0.99	13.11	9.35	15.56	12.89	10.01	2,721.0	2,721.0	52.7	2,122	39,649	1.457
Arbor Realty Trust	ABR	12.31	13.90	9.78	1.23	1.30	9.99	9.50	5.20	57.45	8.14	-7.92	-3.03	27.51	42.35	32.74	21.54	8.69	1,044.6	1,298.8	71.2	1,897	24,858	2.380
Ares Commercial Real Estate	ACRE	14.68	15.49	12.87	-	-	-	-	-	-	11.59	-3.42	-3.36	15.01	15.73	16.30	12.26	8.99	419.8	419.8	73.0	151	2,257	0.538
Blackstone Mortgage Trust	BXMT	35.26	36.62	31.28	-	-	-	-	-	-	-	-0.93	2.03	12.67	20.30	16.59	11.94	7.03	4,265.3	4,265.3	-	712	25,415	0.596
Colony Credit Real Estate (A)	CLNC	15.21	23.00	15.21	-	-	-	-	-	-	-	-1.20	-1.05	0.72	-11.89	-	-	11.44	1,269.8	1,316.6	80.6	269	4,225	0.333
Exantas Capital	XAN	10.90	12.05	9.76	-	-	-	-	-	-	-	-0.46	2.54	10.83	14.64	-0.01	-5.53	7.34	345.0	345.0	82.8	141	1,586	0.460
Granite Point Mortgage Trust	GPMT	18.59	19.52	17.68	-	-	-	-	-	-	12.63	-3.33	0.11	5.44	11.10	-	-	9.04	950.8	950.8	72.1	501	9,552	1.005
Hannon Armstrong Sustainable Infrastructure C	HASI	25.91	27.71	19.05	-	-	-	-	-	-	-	-2.56	2.39	37.81	50.39	15.22	20.08	5.11	1,613.3	1,620.4	43.7	429	11,468	0.711
iStar Inc.	STAR	11.01	12.18	7.84	-	-	-	-	-	-	-	28.46	32.27	22.71	5.71	3.83	-4.53	3.36	747.6	747.6	84.7	891	8,203	1.097
Jernigan Capital	JCAP	21.12	22.01	18.05	1.30	0.86	16.25	24.56	-33.85	-	0.26	0.24	0.38	8.33	14.71	23.54	-	6.63	430.5	430.5	12.4	146	3,102	0.721
KKR Real Estate Finance Trust	KREF	19.78	21.32	18.76	1.71	1.75	11.57	11.30	2.34	-	17.51	-1.93	-1.20	5.51	5.97	-	-	8.70	1,147.9	1,147.9	77.1	193	3,900	0.340
Ladder Capital	LADR	15.90	18.40	14.84	-	-	-	-	-	-	13.15	-8.62	-6.58	4.87	12.32	19.39	6.21	9.81	1,652.7	1,861.2	70.4	819	13,500	0.817
Sachem Capital	SACH	4.87	5.52	3.85	-	-	-	-	-	-	3.11	4.51	10.83	27.84	43.26	-	-	10.68	75.1	75.1	31.1	119	553	0.737
Starwood Property Trust Inc.	STWD	22.05	23.16	19.36	-	-	-	-	-	-	10.44	-4.34	-1.34	14.27	11.00	11.67	7.00	8.71	6,071.5	6,071.5	64.5	1,551	35,106	0.578
TPG RE Finance Trust	TRTX	19.17	20.81	18.05	-	-	-	-	-	-	11.81	-2.74	-2.19	7.17	2.44	-	-	8.97	1,266.0	1,266.0	73.6	244	4,785	0.378
Tremont Mortgage Trust REIT	TRMT	5.04	13.79	3.94	-	-	-	-	-	-	19.25	-50.10	-41.50	-42.42	-55.84	-	-	6.55	16.0	16.0	82.8	264	1,784	11.132
AVERAGE		16.89	19.06	14.81	1.54	1.45	11.85	13.77	-6.97	57.45	10.45	-3.52	-0.55	10.71	11.97	15.48	9.09	8.19	1,502.3	1,534.6	64.8	653	11,872	1.455

FTSE Nareit All Equity REITs:
Dividend Payout Ratio (%)
Quarterly, 2000: Q1 - 2019: Q1



Source: Nareit®; S&P Global Market Intelligence.

FTSE Nareit All REITs
Summary of Dividends and FFO by Property Sector

March 31, 2019

Sector	Number of Constituents	Implied Market Cap (\$M)	2019:Q1			2019: YTD	
			Total Dividends (\$M)	Funds From Operations (\$M)	Payout Ratio (%)	Total Dividends (\$M)	Funds From Operations (\$M)
Office	23	103,014	1,309	1,705	76.3	1,309	1,705
Industrial	13	93,496	775	1,033	75.0	775	1,033
Retail	36	198,667	2,402	3,327	72.2	2,402	3,327
Shopping Centers	19	57,462	770	1,055	73.0	770	1,055
Regional Malls	7	89,802	1,106	1,687	65.6	1,106	1,687
Free Standing	10	51,403	526	586	89.8	526	586
Residential	22	169,049	1,296	2,022	64.5	1,296	2,022
Apartments	15	127,904	1,071	1,570	68.8	1,071	1,570
Manufactured Homes	3	21,086	130	229	56.6	130	229
Single Family Homes	4	20,060	95	222	42.8	95	222
Diversified	18	57,500	966	751	136.9	966	751
Lodging/Resorts	20	53,726	905	1,068	84.7	905	1,068
Health Care	18	114,208	1,519	1,582	96.0	1,519	1,582
Self Storage	6	63,133	669	767	87.3	669	767
Timber	4	26,736	326	-	-	326	-
Infrastructure	7	166,394	1,006	1,675	60.1	1,006	1,675
Data Centers	5	75,099	341	1,037	55.0	341	1,037
Specialty	12	50,766	800	921	86.9	800	921
Equity REITs	184	1,171,788	12,315	15,889	75.5	12,315	15,889
Home Financing	23	53,314	1,569	-	-	1,569	-
Commercial Financing	16	23,296	516	-	-	516	-
Mortgage REITs	39	76,609	2,085	-	-	2,085	-

Notes:

¹ Implied market cap is the sum of Operating Partnership units plus common shares outstanding, multiplied by share price.

Source: Nareit®, S&P Global Market Intelligence

U.S. REIT Industry
(Stock Exchange-Listed, Non-Listed and Private REITs)

(Based on IRS 1120-REIT filings for tax year 2012¹ and financial reports as of December 31, 2016)

	Stock Exchange-Listed			Non-Listed			Public	Private			Industry Total	Listed	Non-Listed	Private	
	Equity	Mortgage	Total	Equity	Mortgage	Total	Total	Equity	Mortgage	Total		(Percent of total)			
Number of Firms	191	42	233	71	17	88	321	1,857	259	2,116	2,437	9.6	3.6	86.8	
	(Millions of dollars)										(Percent of total)				
Total Assets	965,178	429,380	1,394,558	80,367	35,557	115,923	1,510,481	326,749	317,282	644,032	2,154,513	64.7	5.4	29.9	
Total Liabilities	531,472	365,474	896,946	43,652	1,538	45,189	942,135	(No detail available)			942,135	95.2	4.8		
Total Mezzanine Level Items	8,315	111	8,426	657	0	657	9,082				9,082	92.8	7.2		
Total Shareholder Equity	425,390	63,796	489,187	36,058	34,019	70,077	559,264				559,264	87.5	12.5		
Total Liabilities plus Shareholder Equity	965,178	429,380	1,394,558	80,367	35,557	115,923	1,510,481	326,749	317,282	644,032	2,154,513	64.7	5.4	29.9	
Equity Market Capitalization (As of December 31, 2016)															
Based on Outstanding Shares	953,511	54,696	1,008,208							1,008,208	100.0	0.0	0.0		
Based on Outstanding Shares plus OP Units	992,630	54,921	1,047,551										1,047,551	100.0	0.0
Estimated Gross Asset Value	1,400,029	429,380	1,829,409	123,574	35,557	159,130	1,988,540	476,150	317,282	793,433	2,781,972	65.8	5.7	28.5	
Business Charter															
	(Percent of total)														
By Number of Firms															
Corporation	75.7	87.8	77.8												
Business Trust	24.3	12.2	22.2												
By Equity Market Capitalization															
Corporation	75.6	96.3	76.6												
Business Trust	24.4	3.7	23.4												
Business Structure															
	(Percent of total)														
By Number of Firms															
Traditional	26.8	53.8	29.4												
UpREIT	66.7	46.2	64.7												
DownREIT	6.5	0.0	5.9												
By Equity Market Capitalization															
Traditional	30.6	83.6	32.2												
UpREIT	62.5	16.4	61.1												
DownREIT	6.9	0.0	6.7												
Business Advisement															
	(Percent of total)						(Percent of total)								
By Number of Firms															
Internal	83.8	18.4	71.7				2.5				52.5				
External	16.2	81.6	28.3				97.5				47.5				
By Equity Market Capitalization															
Internal	93.8	28.9	90.2												
External	6.2	71.1	9.8												

Source: Nareit compilation of data provided by FTSE Russell and SNL Financial.
¹ IRS data are adjusted consistent with industry growth over the period 2012 - 2016.

Summary of Financial Leverage by Property Sector
2018: Q4

(Publicly Traded Real Estate Investment Trusts)

Sector	Number of Companies	Implied Market Capitalization (\$M)	Debt Ratio	Interest Coverage	Fixed Charge Coverage
Office	25	94,013	38.2	4.84	4.69
Industrial	13	79,718	23.9	9.42	8.41
Retail	36	169,120	39.2	4.02	3.74
Shopping Centers	19	50,328	40.6	4.56	4.11
Regional Malls	7	74,222	42.1	4.29	4.05
Free Standing	10	44,570	31.5	2.67	2.50
Residential	22	151,193	30.6	4.55	4.18
Apartments	15	114,259	29.1	5.31	4.89
Manufactured Homes	3	18,806	23.9	3.30	3.04
Single Family Homes	4	18,127	43.3	2.72	2.50
Diversified	18	52,162	47.1	2.50	2.21
Lodging/Resorts	20	47,404	40.9	4.33	3.92
Health Care	18	100,827	35.6	4.45	4.36
Self Storage	6	59,880	15.5	11.72	7.60
Timber	4	22,388	28.3	1.26	1.26
Infrastructure	7	137,612	28.1	4.50	4.26
Data Centers	5	63,663	30.5	4.46	4.03
Specialty	12	43,643	42.5	3.68	3.58
Equity Totals	186	1,021,624	34.1	4.42	4.10
Commercial Financing	18	22,848	70.7	1.35	1.29
Home Financing	22	46,600	88.3	-0.06	-0.06
Mortgage Totals	40	69,449	85.5	0.20	0.19
Industry Totals	226	1,091,072	46.2	3.01	2.81

Notes:

¹ Implied market capitalization is the sum of Operating Partnership units plus common shares outstanding, multiplied by share price; data presented in thousands of dollars.

Source: Nareit®, S&P Global Market Intelligence.

FTSE EPRA/NAREIT Global Real Estate Index Series Developed Market Investment Performance

(Percent change, as of May 31, 2019)

(All values based in US dollars)

Period	Global			North America			Asia			Europe		
	Return Components			Return Components			Return Components			Return Components		
	Total	Price	Income	Total	Price	Income	Total	Price	Income	Total	Price	Income
Annual (including current year to date)												
2009	38.26	31.75	6.51	32.22	25.18	7.04	43.43	37.82	5.61	40.45	33.00	7.45
2010	20.40	15.88	4.52	28.65	23.63	5.01	17.21	13.23	3.98	9.23	4.41	4.82
2011	-5.82	-9.40	3.59	8.19	4.11	4.08	-19.61	-22.56	2.94	-12.34	-16.01	3.67
2012	28.65	23.79	4.86	18.14	13.82	4.32	45.52	40.35	5.17	30.70	24.51	6.20
2013	4.39	0.72	3.66	1.27	-2.56	3.83	4.37	1.21	3.16	16.21	11.64	4.57
2014	15.89	11.73	4.16	28.15	23.23	4.92	0.22	-2.97	3.19	10.41	6.49	3.92
2015	0.05	-3.41	3.46	1.81	-2.00	3.82	-7.25	-10.17	2.92	6.67	3.33	3.33
2016	4.99	1.27	3.72	8.18	4.27	3.91	6.11	2.48	3.64	-7.28	-10.44	3.16
2017	11.42	7.19	4.23	4.57	0.35	4.22	16.10	12.10	4.00	29.12	24.44	4.68
2018	-4.74	-8.37	3.62	-3.89	-7.65	3.76	-1.46	-5.03	3.57	-12.13	-15.42	3.29
2019	13.16	11.42	1.74	15.40	13.74	1.65	10.70	9.27	1.43	9.73	7.25	2.48
Quarter (including current quarter to date)												
2018: Q3	-0.15	-0.75	0.60	0.77	0.15	0.61	-0.99	-1.76	0.76	-1.80	-2.15	0.35
Q4	-5.46	-6.40	0.94	-6.13	-7.21	1.08	-0.79	-1.81	1.02	-10.09	-10.49	0.40
2019: Q1	14.86	13.80	1.06	15.99	14.82	1.17	14.52	13.69	0.82	11.74	10.67	1.06
Q2	-1.48	-2.09	0.62	-0.51	-0.94	0.43	-3.33	-3.89	0.56	-1.79	-3.09	1.30
Month												
2018: Dec	-5.42	-5.93	0.51	-8.13	-8.76	0.63	-0.36	-0.85	0.50	-4.00	-4.10	0.10
2019: Jan	10.91	10.74	0.17	11.68	11.48	0.20	9.40	9.25	0.15	10.78	10.67	0.10
Feb	-0.09	-0.31	0.22	0.61	0.36	0.25	-0.37	-0.63	0.27	-1.95	-1.98	0.03
Mar	3.66	3.09	0.57	3.23	2.63	0.60	5.06	4.73	0.33	2.87	2.02	0.85
Apr	-1.28	-1.50	0.23	-0.46	-0.61	0.16	-3.11	-3.30	0.19	-1.06	-1.57	0.51
May	-0.21	-0.60	0.39	-0.05	-0.32	0.27	-0.22	-0.61	0.39	-0.74	-1.54	0.80
Historical (compound annual rates at month-end)												
1-Year	8.51	4.52		13.46	9.22		6.13	2.28		-2.74	-6.20	
3-Year	6.15	2.16		5.85	1.71		8.28	4.48		3.72	-0.07	
5-Year	5.72	1.88		7.19	3.09		4.06	0.52		3.74	0.19	
10-Year	11.26	7.16		14.56	10.16		7.82	4.16		10.27	5.99	
15-Year	8.04	3.91		8.97	4.47		7.44	3.73		6.54	2.48	
20-Year	8.88	4.47		9.94	4.86		7.77	4.08		8.36	4.23	

Source: FTSE™, EPRA®, NAREIT®.

Glossary of REITWatch terms:

REIT Name:	Full name of the company.
Ticker:	The company's stock exchange symbol.
Share Price (\$):	The closing price per share on the date noted.
52-Week Share Price (\$):	The high and low closing prices for the shares over the previous 52 weeks.
Price/FFO Multiples:	Price on the date indicated divided by the FactSet mean FFO estimate for the current and following year.
FFO per Share Estimates (\$):	FactSet mean FFO estimate for the current and following year.
FFO Growth (%):	The percentage change between the current and following year mean FFO estimate as reported by FactSet.
Debt/EBITDA Multiples	Average Total Debt over the prior 2 quarters divided by the the most recent quarter's annualized EBITDA.
FFO Payout (%):	Regular cash dividends paid on the company's primary issue of common stock as a percent of funds from operations, on a per-share basis.
Dividend Yield (%):	The current indicated dividend rate annualized and divided by the current stock price.
Dividend Spread (%):	The difference between the REIT dividend yield and the 10-year constant maturity treasury yield.
Total Returns (%):	Total returns are calculated by taking the closing price for the current period, adding any dividends with an ex-dividend date in that period then subtracting the closing price for the previous period and dividing the result by the closing price of the prior period.
Month:	The monthly total return as calculated at month-end.
Year to Date:	The total return for the calendar year through the latest month-end.
One Year:	The total return for the previous year.
Two Year:	The annualized total return for the previous 2 years.
Three Year:	The annualized total return for the previous 3 years.
Five Year:	The annualized total return for the previous 5 years.
Equity Market Capitalization (\$ Millions):	Price on the date indicated times the number of common shares outstanding.
Implied Market Capitalization (\$ Millions):	Price on the date indicated times the number of shares outstanding including Operating Partnership Units.
Debt Ratio (%):	A leverage ratio calculated by taking the REIT's total debt and dividing it by the total market capitalization. Total capitalization is the sum of implied market capitalization and total debt.
Long-Term Issuer Rating:	The long-term credit rating, as announced by Standard & Poors, and obtained from SNL Financial.
Average Share Volume:	The average number of shares traded daily over the past month, represented in thousands.
Average Daily Dollar Volume:	The average of the daily value of shares traded over the past month, represented in thousands. Daily value is computed by multiplying shares traded by the closing price on that date.
Relative Liquidity (%):	Average daily dollar volume divided by equity market capitalization.

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