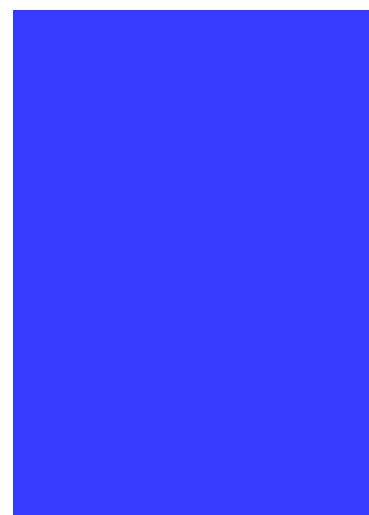
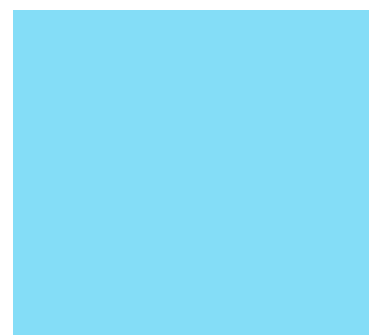


REITWatch®

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 July 31, 2020, 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 = \$1.175 trillion
- FTSE Nareit All Equity REITs equity market capitalization = \$1.114 trillion
- REITs own approximately \$2.0 trillion of commercial real estate assets, including listed and non-listed public Equity and Mortgage REITs
- 219 REITs are in the FTSE Nareit All REITs Index
- 186 REITs trade on the New York Stock Exchange
- NYSE listed REITs equity market capitalization = \$1.013 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 July 31, 2020:

	FTSE Nareit		S&P 500	Russell 2000	Nasdaq Composite	Dow Jones Industrial Average
	All REITs	All Equity REITs				
2020: YTD	-11.81	-9.99	2.38	-10.57	20.40	-6.14
1-Year	-6.38	-4.38	11.96	-4.59	32.78	0.83
3-Year	3.52	4.37	12.01	2.69	20.44	9.02
5-Year	5.89	6.32	11.49	5.10	17.25	11.05
10-Year	9.51	9.80	13.84	10.07	18.24	12.48
15-Year	6.12	6.66	8.96	6.77	11.20	8.99
20-Year	9.50	9.87	6.29	7.01	5.38	7.27
25-Year	9.63	10.11	9.37	8.04	9.96	7.14
30-Year	10.08	10.57	9.95	9.20	11.25	7.64
35-Year	8.58	9.95	10.97	9.02	10.75	8.88
40-Year	9.90	11.28	11.46	10.00	10.89	8.71
1972 - 2020	9.36	11.43	10.59	-	8.87	7.23

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

Returns in italics are price-only.

Dividends

Yield Comparison

- FTSE Nareit All REITs: 4.06%
- FTSE Nareit All Equity REITs: 3.73%
- S&P 500: 1.68%

- Public listed REITs paid out approximately \$63.2 billion and public non-listed REITs paid out approximately \$3.7 billion in dividends during 2019.
- By market cap-weighted average, 70 percent of the annual dividends paid by REITs qualify as ordinary taxable income, 15 percent qualify as return of capital and 16 percent qualify as long-term capital gains in 2018.

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REIT Industry Fact Sheet

Data as of July 31, 2020, 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 2020: Q1)

Equity REITs

- Debt Ratio: 37.0%
- Coverage Ratio: 4.6x
- Fixed Charge Ratio: 4.2x
- 66 Equity REITs are rated investment grade, 74% by equity market capitalization.

All REITs

- Debt Ratio: 47.5%
- Coverage Ratio: 2.3x
- Fixed Charge Ratio: 2.2x
- 66 REITs are rated investment grade, 69% 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

- July 2020: \$7.1 billion
- July 2015: \$5.5 billion
- July 2010: \$3.4 billion

Capital Offerings

	2020: YTD	
	Number of Offerings	Capital Raised (\$M)
IPOs	1	102
Secondary Common	31	11,924
Secondary Preferred	8	2,003
Secondary Debt	90	50,479
ATM	-	3,145
Total	130	67,653

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

July 31, 2020

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)																		
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	28.07	22.95	4.06	28.21	23.03	4.07	29.22	24.59	3.52	28.66	23.95	3.70	26.00	21.07	3.97	21.33	9.62	9.77
2020	-11.81	-13.70	4.06	-11.62	-13.52	4.04	-6.55	-8.37	3.52	-9.99	-11.78	3.73	-15.42	-17.32	4.17	-36.46	-40.03	10.82
Quarter (including current quarter to date)																		
2019: Q2	1.77	0.68	4.14	1.67	0.58	4.15	2.33	1.34	3.65	1.79	0.81	3.75	1.24	0.23	4.03	-0.24	-3.00	10.27
Q3	7.24	6.22	3.93	7.39	6.34	3.93	7.77	6.83	3.47	7.73	6.76	3.54	7.80	6.76	3.79	2.09	-0.19	10.22
Q4	0.55	-0.49	4.06	0.60	-0.46	4.07	0.03	-0.87	3.52	0.13	-0.80	3.70	-0.76	-1.75	3.97	8.19	5.20	9.77
2020: Q1	-25.42	-26.20	5.39	-25.45	-26.22	5.40	-21.61	-22.34	4.54	-23.44	-24.18	4.75	-27.30	-28.12	5.36	-56.12	-57.25	22.89
Q2	13.96	12.85	4.33	14.13	13.02	4.31	14.25	13.20	3.78	13.25	12.23	3.97	11.82	10.74	4.46	37.85	34.07	11.64
Q3	3.77	3.62	4.06	3.87	3.72	4.04	4.34	4.22	3.52	3.82	3.68	3.73	4.05	3.86	4.17	5.06	4.63	10.82
Month																		
2020: Feb	-7.08	-7.26	4.31	-7.11	-7.29	4.32	-6.70	-6.87	3.70	-7.03	-7.20	3.92	-8.01	-8.22	4.27	-8.39	-8.56	10.36
Mar	-20.85	-21.43	5.39	-20.86	-21.44	5.40	-17.66	-18.20	4.54	-18.68	-19.22	4.75	-21.92	-22.50	5.36	-53.75	-54.79	22.89
Apr	9.06	8.85	4.76	9.21	9.00	4.76	9.46	9.29	4.15	8.83	8.63	4.32	8.30	8.10	4.87	19.41	18.94	15.55
May	1.71	1.51	4.59	1.74	1.54	4.58	2.10	1.91	3.97	1.71	1.52	4.15	0.19	-0.05	4.73	2.54	2.12	15.17
Jun	2.74	2.13	4.33	2.72	2.12	4.31	2.22	1.64	3.78	2.31	1.78	3.97	3.06	2.49	4.46	12.58	10.38	11.64
Jul	3.77	3.62	4.06	3.87	3.72	4.04	4.34	4.22	3.52	3.82	3.68	3.73	4.05	3.86	4.17	5.06	4.63	10.82
Week (including current week to date)																		
26-Jun-20	-3.98	-4.00	4.55	-3.98	-4.00	4.53	-4.01	-4.01	4.00	-4.03	-4.05	4.16	-3.49	-3.51	4.68	-2.83	-2.85	12.51
3-Jul-20	4.90	4.59	4.22	4.93	4.62	4.20	5.29	5.02	3.70	5.19	4.94	3.88	5.02	4.71	4.36	-0.52	-2.34	11.57
10-Jul-20	-2.28	-2.33	4.23	-2.24	-2.30	4.21	-2.00	-2.06	3.67	-2.32	-2.37	3.88	-3.26	-3.33	4.39	-0.57	-0.57	11.64
17-Jul-20	0.86	0.83	4.20	0.85	0.83	4.18	0.63	0.62	3.65	0.62	0.59	3.86	1.07	1.04	4.34	6.13	6.02	11.11
24-Jul-20	-0.63	-0.64	4.22	-0.59	-0.60	4.21	-0.59	-0.59	3.67	-0.62	-0.63	3.88	-0.61	-0.61	4.37	0.05	0.05	11.11
31-Jul-20	4.17	4.13	4.06	4.18	4.14	4.04	4.28	4.23	3.52	4.23	4.20	3.73	4.90	4.85	4.17	3.04	2.87	10.82
Historical (compound annual rates at month-end)																		
1-Year	-6.38	-10.08		-6.02	-9.77		-1.07	-4.63		-4.38	-7.87		-10.66	-14.24		-31.40	-38.29	
3-Year	3.52	-0.79		3.67	-0.67		6.58	2.55		4.37	0.38		0.95	-3.18		-8.23	-17.29	
5-Year	5.89	1.52		6.01	1.61		7.40	3.39		6.32	2.30		3.75	-0.37		0.60	-9.49	
10-Year	9.51	4.91		9.44	4.81		10.00	5.74		9.80	5.77		8.50	4.35		4.52	-6.67	
15-Year	6.12	1.33		6.01	1.19		6.80	2.36		6.66	2.40		5.81	1.48		-1.40	-12.16	
20-Year	9.50	3.96		9.41	3.86		9.94	4.94		9.87	4.82		9.21	4.11		6.73	-5.29	
25-Year	9.63	3.70		9.57	3.61		-	-		10.11	4.59		9.58	4.03		4.98	-6.31	
30-Year	10.08	3.60		10.02	3.52		-	-		10.57	4.64		10.13	4.17		5.52	-6.15	
35-Year	8.58	1.56		8.54	1.50		-	-		9.95	3.59		9.57	3.19		3.59	-7.96	
40-Year	9.90	2.44		9.86	2.38		-	-		11.28	4.51		10.94	4.16		5.02	-6.66	

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.

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Exhibit 2 Investment Performance by Property Sector and Subsector

July 31, 2020

Sector	Number of Constituents	Total Return (%)			Dividend Yield (%)	Market Capitalization (\$)¹	
		2019	July	2020: YTD		Equity	Implied
FTSE Nareit All Equity REITs	158	28.66	3.82	-9.99	3.73	1,114,321,525	1,142,424,400
FTSE Nareit Equity REITs	149	26.00	4.05	-15.42	4.17	864,147,061	892,208,715
Industrial	13	48.71	12.43	15.02	2.39	135,717,033	139,436,195
Office	18	31.42	1.45	-23.42	3.98	78,808,110	83,001,513
Retail	31	10.65	-4.60	-39.72	7.05	101,191,400	106,215,883
Shopping Centers	18	25.03	-10.53	-42.88	7.85	33,724,293	34,398,577
Regional Malls	5	-9.13	-6.01	-54.52	9.47	23,323,618	27,308,474
Free Standing	8	24.76	1.21	-21.82	5.16	44,143,489	44,508,832
Residential	21	30.89	1.41	-16.49	3.36	156,560,895	162,606,775
Apartments	15	26.32	-1.93	-23.01	4.08	103,483,546	106,977,063
Manufactured Homes	3	49.09	9.69	-0.65	2.12	27,684,230	28,483,990
Single Family Homes	3	44.30	7.99	2.84	1.69	25,393,119	27,145,722
Diversified	15	24.10	-0.97	-31.28	6.09	41,734,074	43,592,902
Lodging/Resorts	13	15.65	-8.62	-53.07	9.47	20,760,162	20,888,551
Health Care	17	21.20	3.48	-22.78	5.29	95,595,263	96,336,668
Self Storage	5	13.70	6.61	-3.51	3.97	60,721,144	62,929,465
Timber	4	42.00	20.64	-7.18	4.65	28,017,653	28,017,653
Infrastructure	5	41.95	1.19	17.98	1.93	222,156,811	222,198,033
Data Centers	5	44.21	12.21	33.73	2.04	131,496,005	134,990,852
Specialty	11	27.39	2.56	-22.09	6.56	41,562,975	42,209,910
FTSE Nareit Mortgage REITs	35	21.33	5.06	-36.46	10.82	52,981,244	53,338,496
Home Financing	21	17.20	6.82	-36.90	11.07	33,817,631	33,834,464
Commercial Financing	14	32.10	1.85	-35.18	10.34	19,163,613	19,504,033

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)

July 31, 2020

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)												
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	21,352.44	28.66	6,553.57	31.49	64,505.48	25.34	8,437.98	25.52	10,539.04	36.69	1.92	-0.77
2020	19,219.32	-9.99	6,709.81	2.38	60,546.87	-6.14	7,546.14	-10.57	12,688.49	20.40	0.55	-1.37
Quarter (including current quarter to date)												
2018: 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	19,793.88	1.79	5,908.25	4.30	59,387.38	3.21	7,863.89	2.10	9,354.19	3.87	2.00	-0.41
Q3	21,323.97	7.73	6,008.59	1.70	60,471.49	1.83	7,675.09	-2.40	9,370.88	0.18	1.68	-0.32
Q4	21,352.44	0.13	6,553.57	9.07	64,505.48	6.67	8,437.98	9.94	10,539.04	12.47	1.92	0.24
2020: Q1	16,347.20	-23.44	5,269.20	-19.60	49,840.31	-22.73	5,854.71	-30.61	9,068.33	-13.95	0.70	-1.22
Q2	18,512.81	13.25	6,351.67	20.54	59,067.13	18.51	7,342.90	25.42	11,874.58	30.95	0.66	-0.04
Q3	19,219.32	3.82	6,709.81	5.64	60,546.87	2.51	7,546.14	2.77	12,688.49	6.85	0.55	-0.11
Month												
2019: Jul	20,098.76	1.54	5,993.17	1.44	60,049.75	1.12	7,909.16	0.58	9,555.75	2.15	2.02	0.02
Aug	20,931.02	4.14	5,898.23	-1.58	59,254.75	-1.32	7,518.66	-4.94	9,320.85	-2.46	1.50	-0.52
Sep	21,323.97	1.88	6,008.59	1.87	60,471.49	2.05	7,675.09	2.08	9,370.88	0.54	1.68	0.18
Oct	21,554.83	1.08	6,138.73	2.17	60,825.51	0.59	7,877.23	2.63	9,718.74	3.71	1.69	0.01
Nov	21,222.26	-1.54	6,361.56	3.63	63,323.35	4.11	8,201.49	4.12	10,170.16	4.64	1.78	0.09
Dec	21,352.44	0.61	6,553.57	3.02	64,505.48	1.87	8,437.98	2.88	10,539.04	3.63	1.92	0.14
2020: Jan	21,622.60	1.27	6,551.00	-0.04	63,933.68	-0.89	8,167.36	-3.21	10,752.68	2.03	1.51	-0.41
Feb	20,103.47	-7.03	6,011.73	-8.23	57,697.31	-9.75	7,479.81	-8.42	10,078.85	-6.27	1.13	-0.38
Mar	16,347.20	-18.68	5,269.20	-12.35	49,840.31	-13.62	5,854.71	-21.73	9,068.33	-10.03	0.70	-0.43
Apr	17,790.60	8.83	5,944.68	12.82	55,431.81	11.22	6,658.88	13.74	10,472.81	15.49	0.64	-0.06
May	18,094.90	1.71	6,227.81	4.76	58,013.46	4.66	7,092.21	6.51	11,194.86	6.89	0.65	0.01
Jun	18,512.81	2.31	6,351.67	1.99	59,067.13	1.82	7,342.90	3.53	11,874.58	6.07	0.66	0.01
Jul	19,219.32	3.82	6,709.81	5.64	60,546.87	2.51	7,546.14	2.77	12,688.49	6.85	0.55	-0.11
Historical (compound annual rates)												
1-Year		-4.38		11.96		0.83		-4.59		32.78		
3-Year		4.37		12.01		9.02		2.69		20.44		
5-Year		6.32		11.49		11.05		5.10		17.25		
10-Year		9.80		13.84		12.48		10.07		18.24		
15-Year		6.66		8.96		8.99		6.77		11.20		
20-Year		9.87		6.29		7.27		7.01		5.38		
25-Year		10.11		9.37		7.14		8.04		9.96		
30-Year		10.57		9.95		7.64		9.20		11.25		
35-Year		9.95		10.97		8.88		9.02		10.75		
40-Year		11.28		11.46		8.71		10.00		10.89		

Source: Nareit®, FactSet.

¹ Ten-year constant maturity Treasury note

Returns in italics are price-only.

Exhibit 4 Historical Offerings of Securities

July 31, 2020

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)	Capital Raised (\$M)		
Annual Totals (including current year to date)											
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	4,648	87	30,934
2015	162	62,777	7	1,423	75	23,433	8	2,236	3,534	72	32,201
2016	196	76,833	4	1,690	75	26,158	36	4,655	7,707	82	37,261
2017	263	100,146	9	2,950	75	27,875	52	10,970	8,379	127	50,767
2018	129	55,633	5	3,264	53	16,654	10	1,580	8,913	61	25,222
2019	246	112,948	2	220	84	31,995	27	4,454	13,134	133	63,146
2020	130	67,653	1	102	31	11,924	8	2,003	3,145	90	50,479
Quarterly Totals											
2019: Q2	54	24,674	1	77	24	11,876	5	728	3,224	24	11,993
Q3	81	34,207	0	0	22	6,970	9	1,445	3,355	50	25,792
Q4	54	21,334	1	143	15	5,820	7	1,433	3,584	31	13,938
2020: Q1	56	27,686	1	102	15	4,592	6	1,455	3,145	34	21,538
Q2	62	30,864	0	0	14	6,172	1	500	-	47	24,192
Q3	12	5,958	0	0	2	1,160	1	48	-	9	4,750
Monthly Totals											
2018: 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
Jun	28	16,148	0	0	7	5,757	3	598	-	18	9,793
Jul	13	4,543	0	0	8	1,935	0	0	-	5	2,608
Aug	27	11,008	0	0	4	869	1	283	-	22	9,857
Sep	41	18,656	0	0	10	4,167	8	1,162	-	23	13,327
Oct	16	3,212	0	0	2	291	4	933	-	10	1,988
Nov	29	16,049	1	143	8	4,756	2	300	-	18	10,850
Dec	9	2,073	0	0	5	773	1	200	-	3	1,100
2020: Jan	25	13,181	0	0	7	2,207	1	86	-	17	10,888
Feb	22	10,680	1	102	5	2,059	5	1,369	-	11	7,150
Mar	9	3,825	0	0	3	325	0	0	-	6	3,500
Apr	6	2,567	0	0	2	1,003	0	0	-	4	1,564
May	17	9,263	0	0	5	2,563	0	0	-	12	6,700
Jun	39	19,033	0	0	7	2,606	1	500	-	31	15,928
Jul	12	5,958	0	0	2	1,160	1	48	-	9	4,750

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

Notes:

¹ ATM issuance data available on a quarterly basis; 2018 data as of September 30th.

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

January 1990 - July 2020

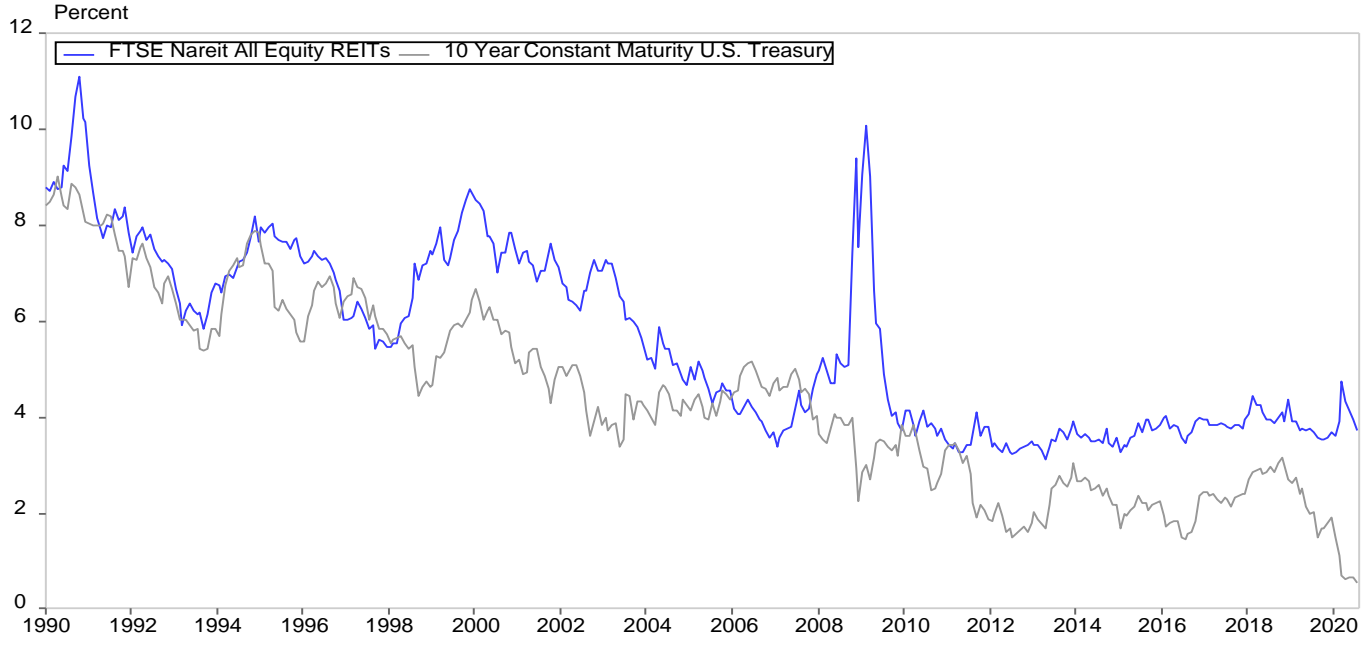
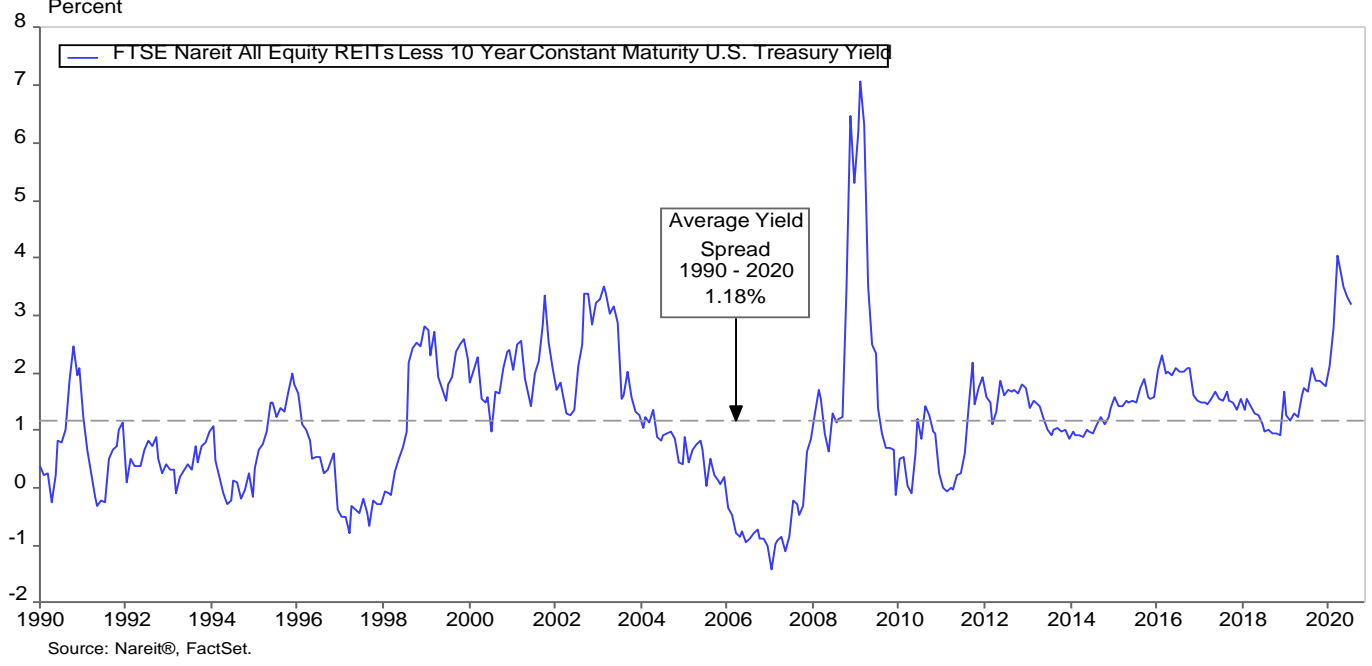


Exhibit 6:
Monthly Equity REIT Dividend Yield Spread

January 1990 - July 2020



Monthly Total Return Index Comparison

December 1989 - July 2020

Benchmarked at 100 as of December 31, 1989

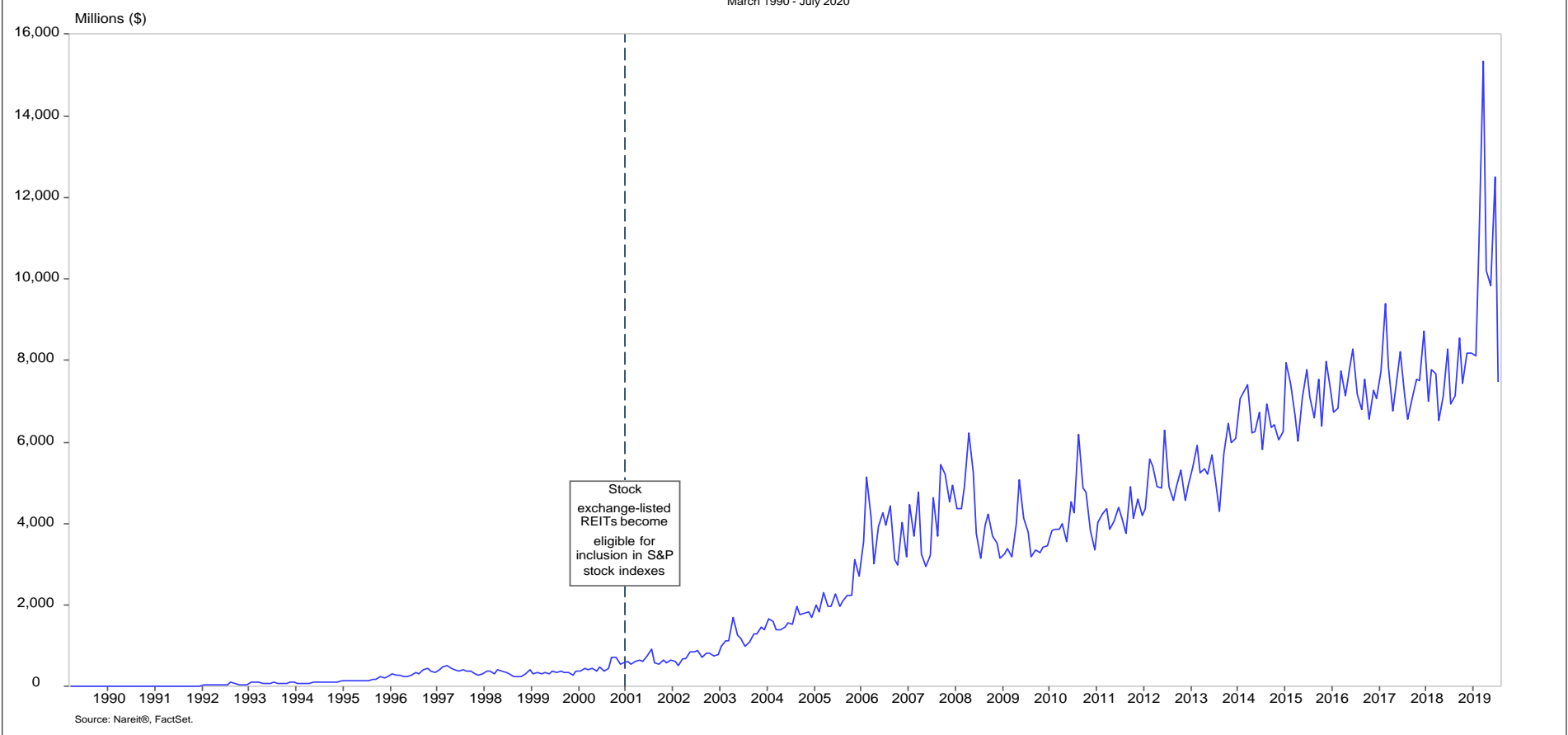


Source: Nareit®, FactSet.

Average Daily Dollar Trading Volume

FTSE Nareit All REITs

March 1990 - July 2020



Comparative Total Return Investment Performance

July 31, 2020

(Data in percent)

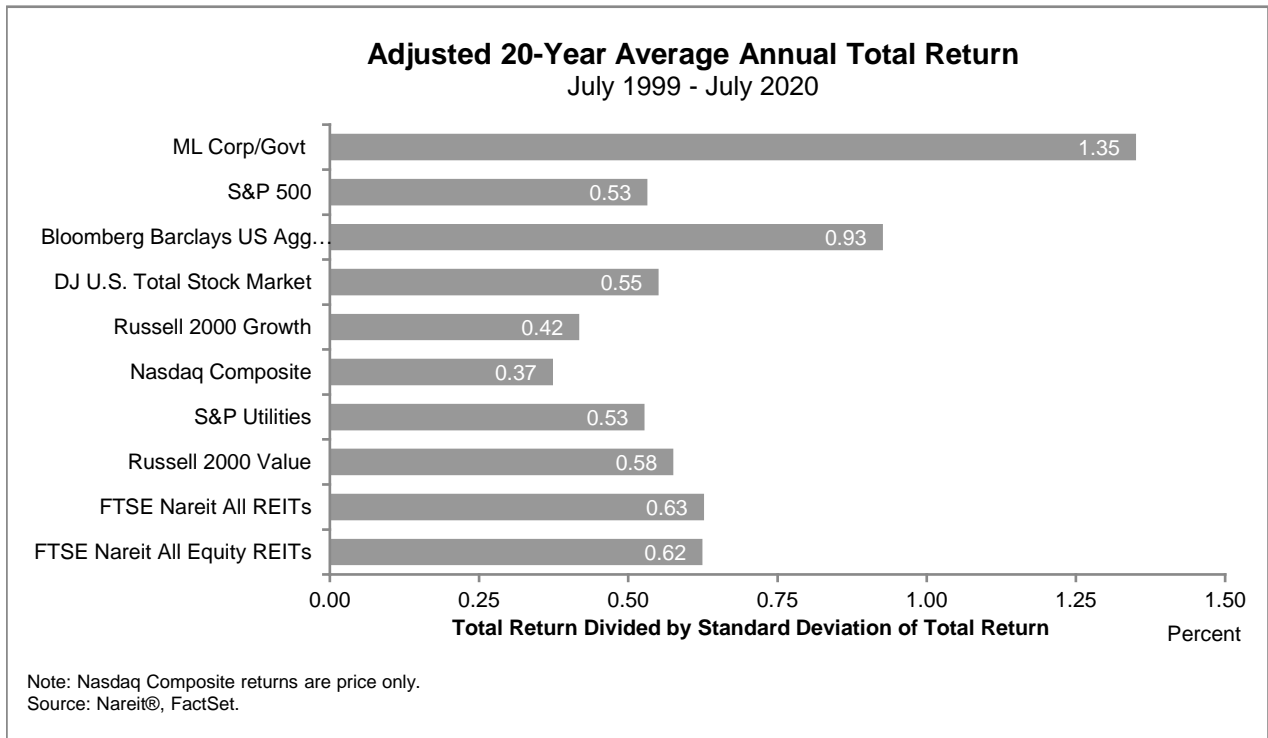
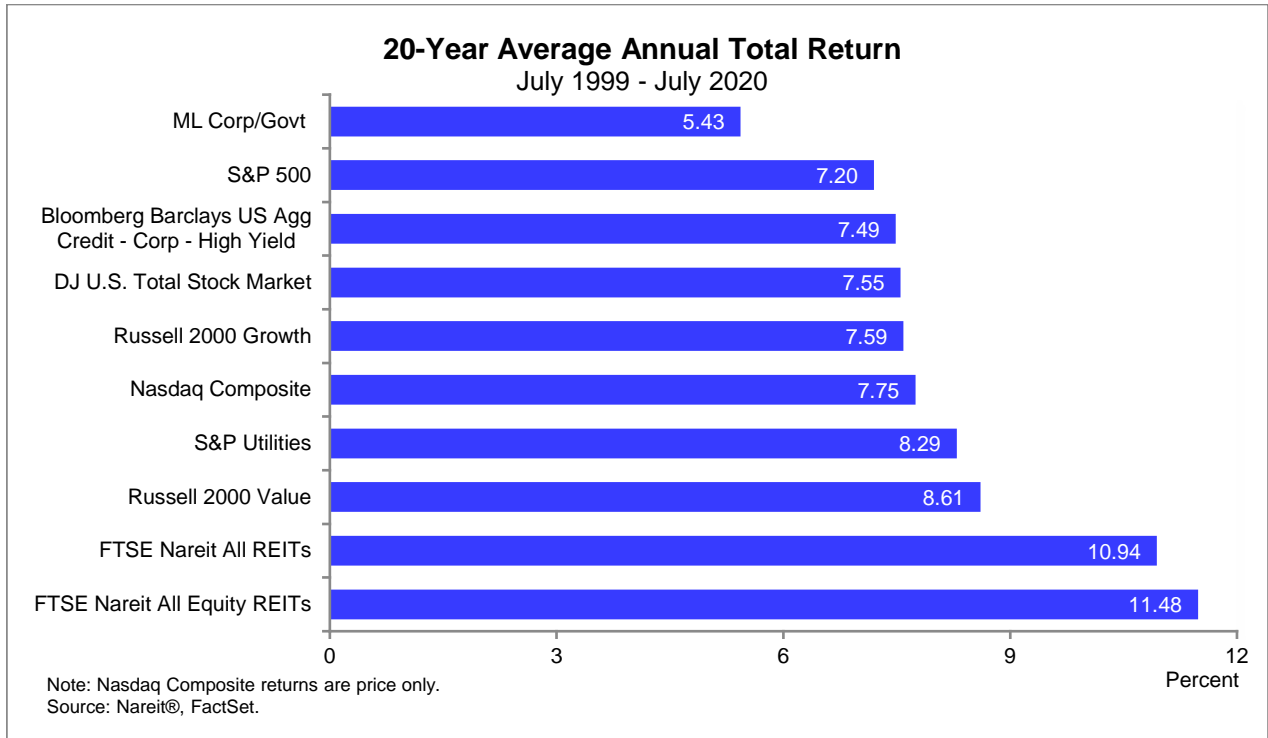
Period Series Beginning>	FTSE Nareit		Dow Jones		Nasdaq ¹		Standard & Poor's			Russell 2000			Bond Indexes			NCREIF	
	All Equity	Industrials ¹	U.S. Total Stock Market	Composite	100	Citigroup 500 Value	Citigroup 500	Citigroup 500 Growth	Utilities	Value	2000	Growth	ICE BofAML Corp/Govt	ICE BofAML MBS	Bloomberg Barclays US Agg Credit - Corp - High Yield	NPI	
	(Jan. 1972)	(Dec. 1926)	(Jan. 1987)	(Jan. 1972)	(Feb. 1985)	(Jan. 1975)	(Jan. 1972)	(Jan. 1975)	(Sep. 1989)	(Jan. 1979)	(Jan. 1979)	(Jan. 1979)	(Dec. 1975)	(Jan. 1976)	(Jan. 1972)	(Dec. 1977)	
Annual Returns (including current year to date)																	
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	28.66	22.34	30.90	35.23	37.96	31.93	31.49	31.13	26.35	22.39	25.52	28.48	9.77	6.51	14.32	6.42	
2020	-9.99	-7.39	1.95	19.76	24.88	-12.43	2.38	15.47	-4.20	-21.92	-10.57	0.27	9.29	3.84	0.71	-	
Quarterly Returns																	
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	1.37	
Q2	1.79	2.59	4.09	3.58	3.96	4.02	4.30	4.56	3.48	1.38	2.10	2.75	3.54	2.01	2.50	1.80	
Q3	7.73	1.19	1.14	-0.09	1.02	2.83	1.70	0.72	9.33	-0.57	-2.40	-4.17	2.73	1.46	1.33	1.51	
Q4	0.13	6.02	9.04	12.17	12.69	9.93	9.07	8.32	0.75	8.49	9.94	11.39	-0.06	0.66	2.61	1.41	
2020: Q1	-23.44	-23.20	-20.96	-14.18	-10.53	-25.34	-19.60	-14.50	-13.50	-35.66	-30.61	-25.76	3.48	2.79	-12.68	1.55	
Q2	13.25	17.77	22.09	30.63	29.99	13.15	20.54	26.23	2.73	18.91	25.42	30.58	3.57	0.81	10.18	0.71	
Q3	3.82	2.38	5.65	6.82	7.37	3.66	5.64	6.99	7.81	2.06	2.77	3.44	1.97	0.21	4.69	-0.99	
Monthly Returns																	
2020: Feb	-7.03	-10.07	-8.19	-6.38	-5.89	-9.51	-8.23	-7.15	-9.88	-9.72	-8.42	-7.22	2.10	1.00	-1.41	-	
Mar	-18.68	-13.74	-13.81	-10.12	-7.66	-15.25	-12.35	-9.96	-10.01	-24.67	-21.73	-19.10	-1.07	1.04	-11.46	-	
Apr	8.83	11.08	13.26	15.45	15.19	10.71	12.82	14.45	3.22	12.34	13.74	14.89	2.08	0.78	4.51	-	
May	1.71	4.26	5.37	6.75	6.17	3.19	4.76	5.95	4.40	2.87	6.51	9.45	0.57	0.14	4.41	-	
Jun	2.31	1.69	2.30	5.99	6.29	-0.95	1.99	4.10	-4.67	2.90	3.53	3.84	0.88	-0.11	0.98	-	
Jul	3.82	2.38	5.65	6.82	7.37	3.66	5.64	6.99	7.81	2.06	2.77	3.44	1.97	0.21	4.69	-	
Compound Annual Returns																	
Complete History	11.43	7.23	10.02	9.81	13.73	11.49	10.59	11.65	8.25	11.79	10.96	9.71	7.41	7.30	8.76	-	
1-Year	-4.38	-1.62	10.80	31.43	38.95	-2.72	11.96	24.55	5.83	-15.91	-4.59	6.00	11.96	5.55	4.14	-	
3-Year	4.37	6.48	11.31	19.18	22.86	4.51	12.01	18.39	8.24	-3.90	2.69	8.77	6.46	3.97	4.54	-	
5-Year	6.32	8.36	10.83	15.94	18.90	6.67	11.49	15.36	10.54	2.24	5.10	7.49	5.01	3.20	5.88	-	
10-Year	9.80	9.71	13.54	16.90	19.32	10.52	13.84	16.63	11.34	7.30	10.07	12.58	4.27	3.02	6.80	-	
15-Year	6.66	6.25	8.96	11.20	13.63	6.48	8.96	11.06	8.35	4.72	6.77	8.60	4.75	4.18	7.05	-	
20-Year	9.87	4.71	6.63	5.38	5.68	5.75	6.29	6.45	7.00	7.58	7.01	6.00	5.36	4.83	7.20	-	
25-Year	10.11	7.14	9.36	9.96	12.54	7.98	9.37	10.33	8.36	8.38	8.04	7.18	5.57	5.19	7.05	-	
30-Year	10.57	7.64	10.03	11.25	13.84	8.80	9.95	10.70	8.61	9.69	9.20	8.21	6.18	5.80	8.16	-	
35-Year	9.95	8.88	-	10.75	-	9.85	10.97	11.67	-	9.53	9.02	8.07	6.82	6.58	8.43	-	
40-Year	11.28	8.71	-	10.89	-	10.69	11.46	11.79	-	11.08	10.00	8.51	7.57	7.56	-	-	
Annualized Volatility of Returns																	
Complete History	16.96	15.20	15.27	20.87	23.93	14.98	15.19	15.87	14.76	17.80	19.60	22.46	5.83	6.81	8.38	-	
1-Year	6.63	6.23	6.58	6.40	5.88	6.61	6.20	6.06	5.85	9.02	8.49	8.24	1.36	0.40	4.06	-	
3-Year	17.28	16.94	17.68	18.79	18.36	17.87	16.92	16.87	14.30	23.28	22.65	22.70	3.91	2.25	8.96	-	
5-Year	15.76	15.00	15.39	17.00	17.02	15.48	14.77	15.01	13.59	20.54	20.11	20.41	3.66	2.11	8.03	-	
10-Year	15.35	13.13	13.87	15.43	15.39	14.05	13.31	13.33	12.70	18.43	18.43	18.99	3.52	2.11	7.02	-	
15-Year	22.45	14.09	15.21	17.14	17.43	15.78	14.70	14.42	13.68	19.86	19.66	20.06	3.88	2.48	9.66	-	
20-Year	20.75	14.50	15.49	21.10	22.89	15.81	14.97	15.15	15.53	19.20	19.79	21.53	4.12	2.57	9.54	-	
25-Year	19.39	14.83	15.49	22.56	24.68	15.75	15.07	15.60	15.38	18.30	19.84	22.72	4.06	2.58	8.79	-	
30-Year	18.49	14.36	14.91	21.71	23.94	15.11	14.53	15.12	14.82	17.69	19.23	22.03	4.14	2.79	8.81	-	
35-Year	17.60	15.13	-	21.45	23.93	15.41	15.11	15.85	-	17.86	19.45	22.16	4.44	3.40	8.47	-	
40-Year	16.94	14.90	-	21.01	23.93	15.16	14.97	15.87	-	17.49	19.25	22.11	5.55	6.33	-	-	

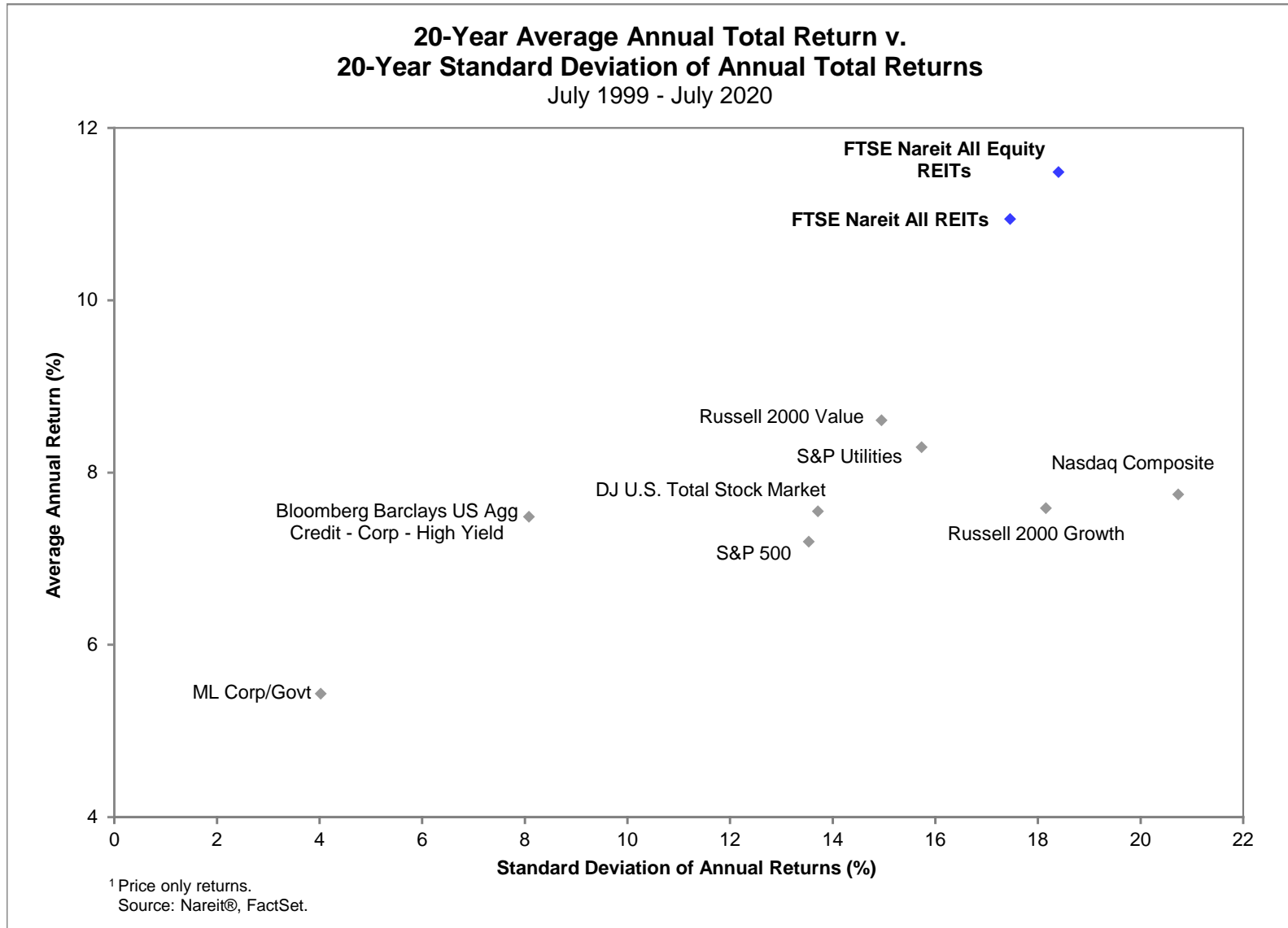
¹ Price only returns
Source: Nareit®, FactSet.

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: July 2010 - July 2020															
FTSE Nareit All Equity REITs	1.000	0.693	0.608	0.572	0.672	0.685	0.663	0.637	0.665	0.654	0.625	0.357	0.248	0.711	0.651
DJ US Total Stock Market	0.599	1.000	0.953	0.906	0.970	0.997	0.970	0.347	0.909	0.934	0.930	-0.097	-0.181	0.793	0.966
Nasdaq Composite¹	0.441	0.889	1.000	0.983	0.871	0.950	0.975	0.236	0.815	0.873	0.902	-0.075	-0.136	0.724	0.887
Nasdaq 100¹	0.374	0.849	0.973	1.000	0.813	0.914	0.960	0.230	0.719	0.781	0.816	-0.028	-0.085	0.685	0.844
S&P 500/ Citigroup Value	0.631	0.945	0.732	0.691	1.000	0.971	0.894	0.352	0.914	0.908	0.876	-0.182	-0.247	0.771	0.965
S&P 500	0.576	0.989	0.844	0.821	0.958	1.000	0.976	0.360	0.883	0.906	0.902	-0.096	-0.175	0.782	0.971
S&P 500/ Citigroup Growth	0.484	0.956	0.884	0.881	0.848	0.964	1.000	0.349	0.809	0.859	0.880	-0.012	-0.099	0.751	0.927
S&P Utilities	0.418	0.407	0.211	0.207	0.471	0.421	0.343	1.000	0.271	0.247	0.217	0.402	0.327	0.404	0.368
Russell 2000 Value	0.729	0.843	0.703	0.607	0.847	0.799	0.696	0.372	1.000	0.984	0.940	-0.196	-0.262	0.743	0.870
Russell 2000	0.644	0.889	0.853	0.761	0.813	0.824	0.772	0.323	0.950	1.000	0.986	-0.171	-0.240	0.742	0.879
Russell 2000 Growth	0.541	0.874	0.914	0.833	0.748	0.801	0.790	0.276	0.855	0.973	1.000	-0.143	-0.212	0.719	0.861
ICE BofAML Corp/Govt	0.197	0.040	-0.016	0.000	0.030	0.057	0.074	0.296	-0.021	-0.040	-0.055	1.000	0.801	0.205	-0.144
ICE BofAML MBS	0.095	0.000	-0.043	-0.018	-0.003	0.020	0.039	0.195	-0.065	-0.082	-0.092	0.849	1.000	0.005	-0.237
Bloomberg Barclays US Agg Credit - Corp - High Yield	0.607	0.654	0.565	0.508	0.621	0.627	0.585	0.346	0.653	0.649	0.608	0.204	0.110	1.000	0.744
Dow Jones Industrial Average¹	0.541	0.928	0.738	0.714	0.947	0.949	0.881	0.406	0.772	0.760	0.714	0.009	-0.005	0.575	1.000
Period For Lower Left: July 1990 - July 2020															

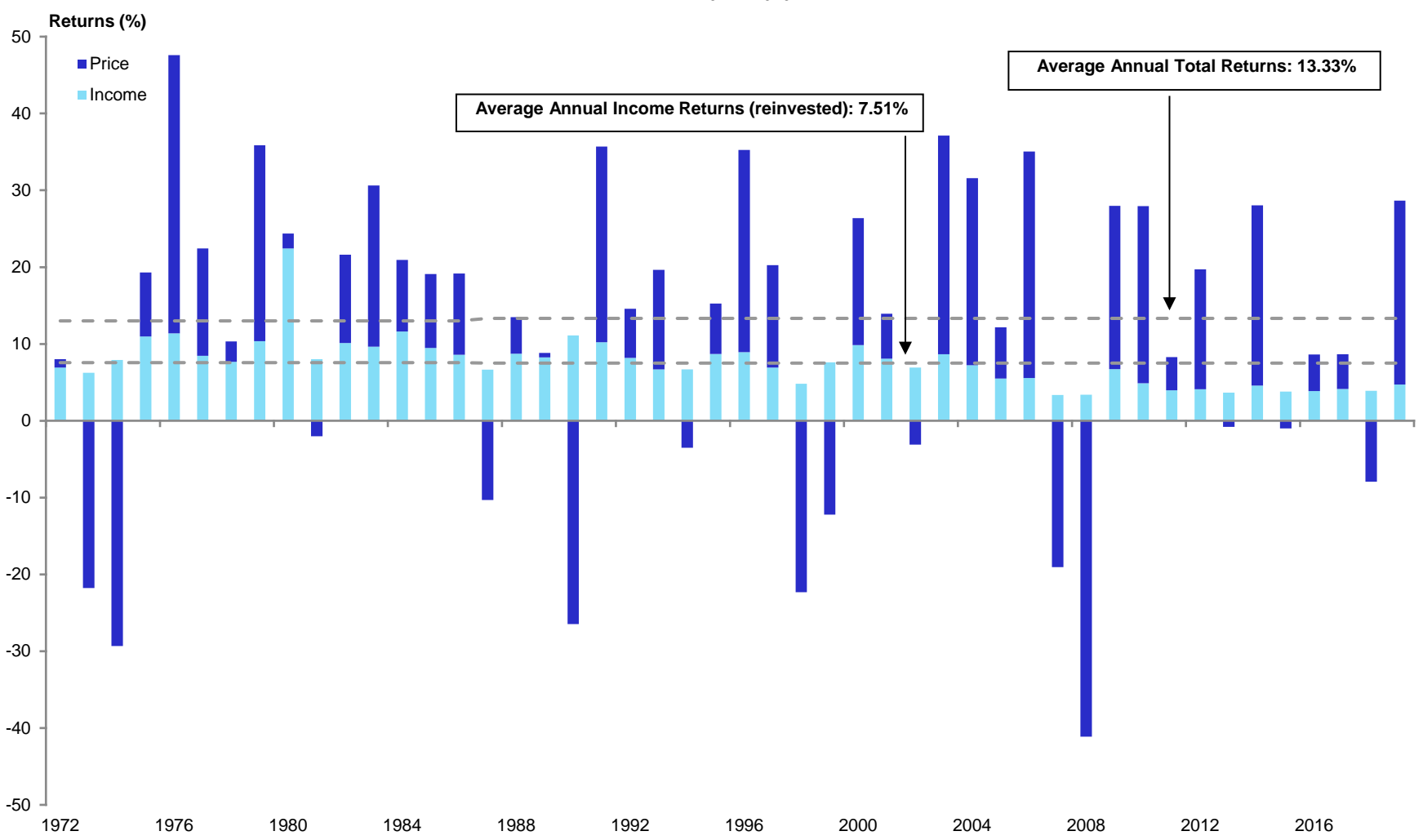
¹ Price only returns.
Source: Nareit®, FactSet.



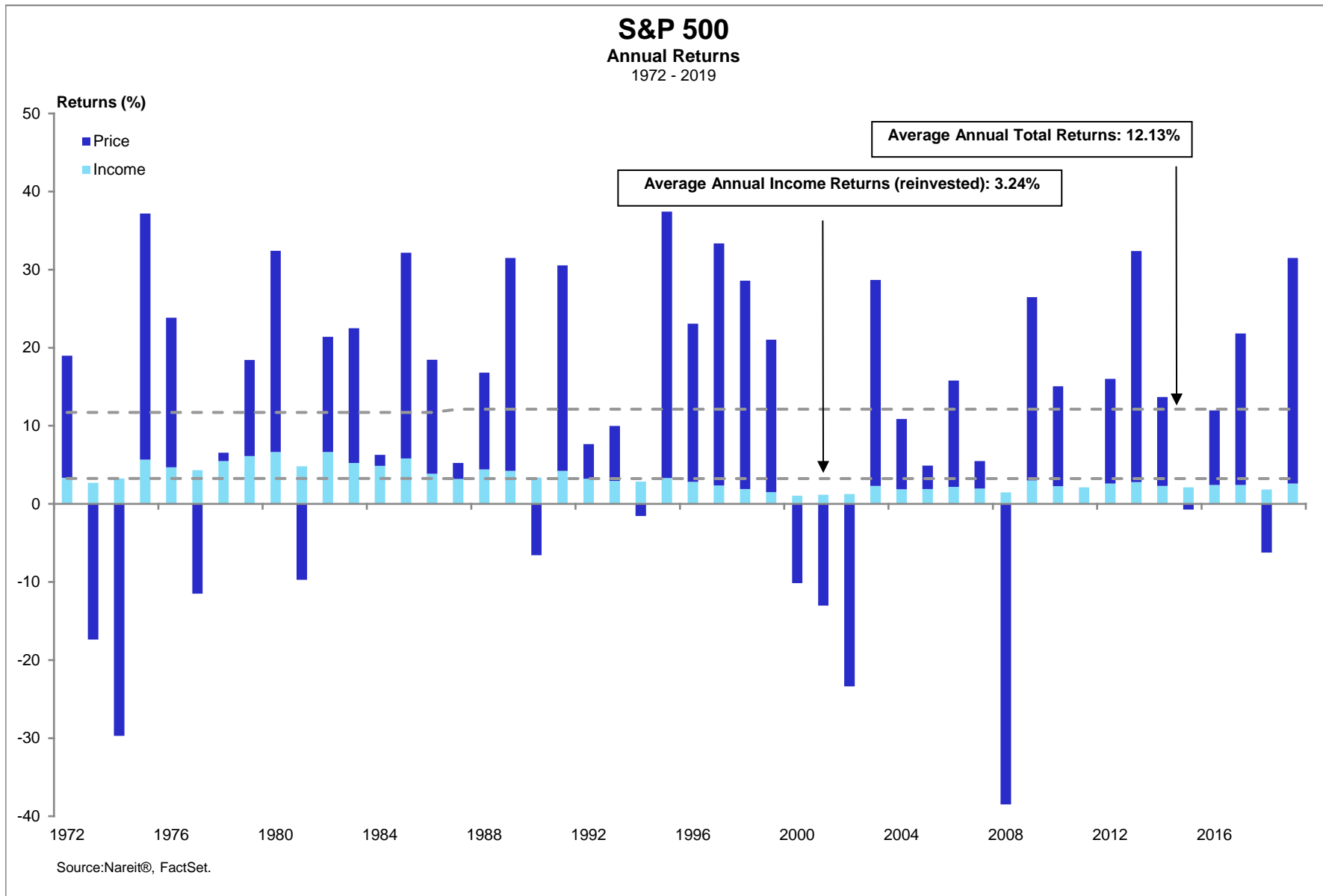


FTSE Nareit All Equity REITs

Annual Returns
1972 - 2019



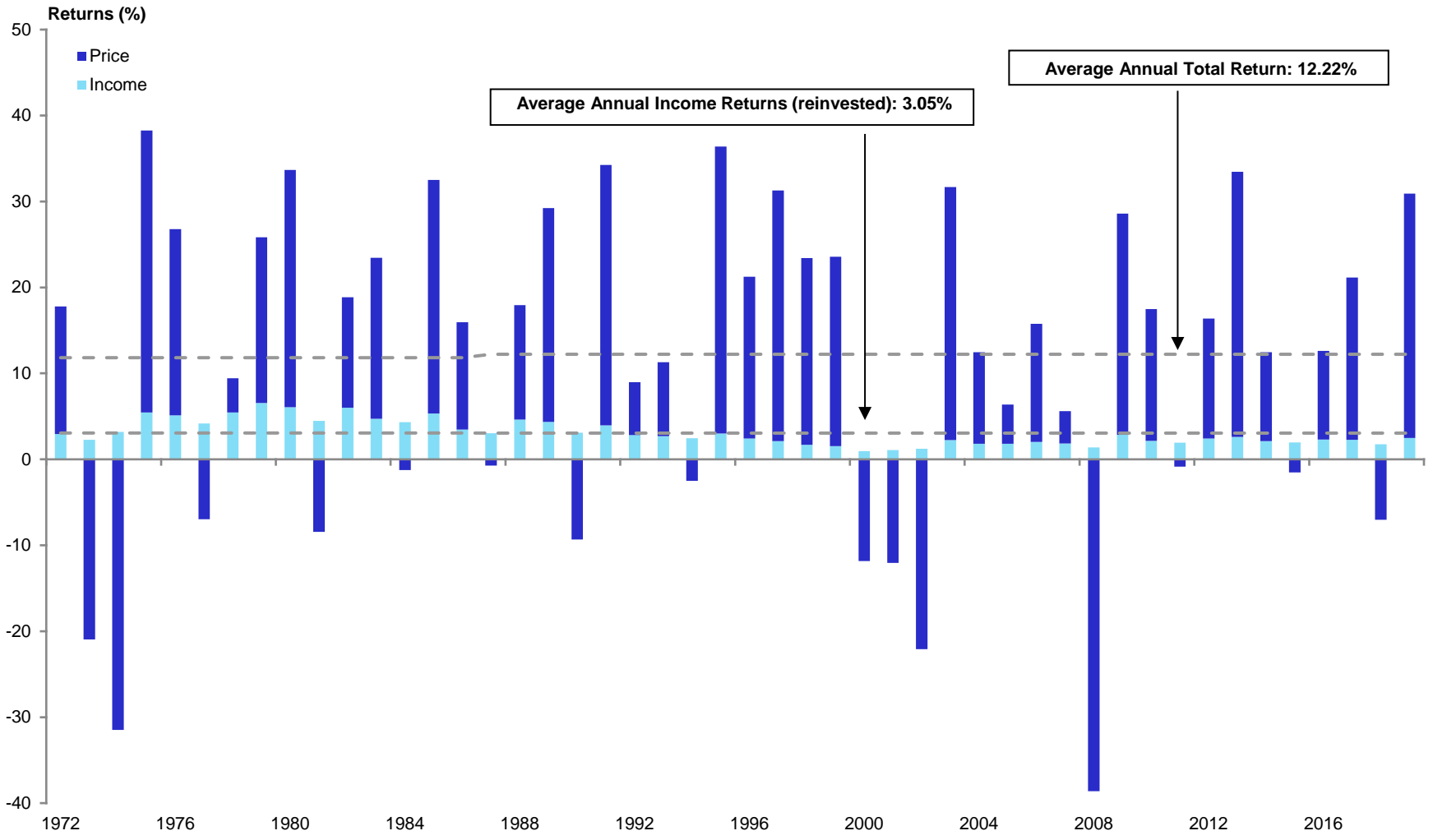
Source: Nareit®, FactSet.



Dow Jones U.S. Total Stock Market

Annual Returns

1972 - 2019



Source: Nareit®, FactSet.

Annual Price and Total Returns by Property Sector

1994 - 2019

(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	
2019	31.42	27.18	48.71	44.60	10.65	5.32	30.89	27.31	24.10	18.23	21.20	15.31	15.65	8.81	13.70	9.71	42.00	35.21	41.95	38.95	44.21	40.33	27.39	19.62	21.33	9.62	

Annual Price and Total Returns by Property Subsector

1994 - 2019
(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
2019	25.03	19.07	-9.13	-14.21	24.76	19.93	26.32	22.53	49.09	45.90	44.30	42.02	17.20	4.78	32.10	22.31

Equity Market Capitalization

(Millions of dollars at year end)

Year	<u>All REITs</u>		Number of REITs	<u>Equity</u>		Percent of All REITs	<u>Mortgage</u>		Percent of All REITs	<u>Hybrid¹</u>	
	Number of REITs	Market Capitalization		Market Capitalization	Percent of All REITs		Number of REITs	Market Capitalization		Number of REITs	Market Capitalization
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	--	--	--
2019	226	1,328,806.2	186	1,245,878.3	93.8	40	82,927.8	6.2	--	--	--

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									
July 31, 2020									
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									
20	Office				72,254.6	82,792.9		7.41	7.05
14	Industrial				118,840.7	137,492.7		12.20	11.70
39	Retail				99,575.1	102,040.7		10.22	8.69
21	Shopping Centers				32,680.6	33,900.6		3.35	2.89
7	Regional Malls				22,751.0	23,451.7		2.33	2.00
11	Free Standing				44,143.5	44,688.4		4.53	3.80
21	Residential				102,675.9	156,560.9		10.54	13.33
15	Apartments				102,675.9	103,493.5		10.54	8.81
3	Manufactured Homes				0.0	27,684.2		0.00	2.36
3	Single Family Homes				0.0	25,393.1		0.00	0.00
17	Diversified				19,233.3	41,752.2		1.97	3.55
17	Lodging/Resorts				13,769.7	20,923.4		1.41	1.78
6	Self Storage				54,977.4	60,756.1		5.64	5.17
17	Health Care				85,977.7	95,595.3		8.82	8.14
4	Timber				27,541.9	28,017.7		2.83	2.39
6	Infrastructure				222,037.2	222,206.5		22.79	18.92
5	Data Centers				127,159.5	131,496.0		13.05	11.19
11	Specialty				20,970.1	41,563.0		2.15	3.54
42	Mortgage REITs				9,426.1	53,475.1		0.97	4.53
24	Home Financing				5,809.4	34,064.5		0.60	2.90
18	Commercial Financing				3,616.8	19,410.6		0.37	1.63
219	Industry Totals				974,439.4	1,174,672.4		100.00	99.97
Distribution of REITs by S&P Index									
30	S&P 500 Large Cap					750,926		77.06	63.93
39	S&P 400 Mid Cap					161,152		16.54	13.72
55	S&P 600 Small Cap					62,361		6.40	5.31
124	Total S&P REITs					974,439.4		100.00	82.95

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes

July 31, 2020

Summary of REITs in S&P Equity Indexes

	Equity Market Cap (\$M)
S&P 500 Constituents	
1 American Tower Corporation	115,875.9
2 Prologis, Inc.	77,861.3
3 Crown Castle International Corp	69,472.4
4 Equinix, Inc.	69,261.3
5 Digital Realty Trust, Inc.	43,058.7
6 Public Storage	34,937.6
7 SBA Communications Corp. Class A	34,775.6
8 Alexandria Real Estate Equities, Inc.	22,405.9
9 Welltower, Inc.	22,360.2
10 AvalonBay Communities, Inc.	21,548.8
11 Weyerhaeuser Company	20,752.0
12 Realty Income Corporation	20,622.1
13 Equity Residential	19,957.1
14 Simon Property Group, Inc.	19,055.1
15 Duke Realty Corporation	14,805.3
16 Healthpeak Properties, Inc.	14,689.4
17 Essex Property Trust, Inc.	14,440.2
18 Ventas, Inc.	14,311.2
19 Boston Properties, Inc.	13,837.0
20 MidAmerica Apartment Communities, Inc.	13,629.5
21 Extra Space Storage Inc.	13,339.8
22 UDR, Inc.	10,874.9
23 Iron Mountain, Inc.	8,115.4
24 Host Hotels & Resorts, Inc.	7,599.5
25 Regency Centers Corporation	6,959.9
26 Vornado Realty Trust	6,597.3
27 Apartment Investment & Management Co Class A	5,781.5
28 Federal Realty Investment Trust	5,770.8
29 Kimco Realty Corporation	4,822.7
30 SL Green Realty Corp.	3,608.0
30 Subtotal	750,926.1
S&P 400 Mid Cap Constituents	
1 Medical Properties Trust, Inc.	10,553.2
2 CyrusOne, Inc.	9,610.0
3 Camden Property Trust	8,843.2
4 Omega Healthcare Investors, Inc.	7,947.1
5 Kroy Realty Corporation	6,705.3
6 National Retail Properties, Inc.	6,096.1
7 STORE Capital Corporation	5,792.3
8 Lamar Advertising Company Class A	5,675.1
9 First Industrial Realty Trust, Inc.	5,587.0
10 Rexford Industrial Realty, Inc.	5,459.2
11 CoreSite Realty Corporation	5,229.5
12 EastGroup Properties, Inc.	5,181.0
13 Douglas Emmett, Inc.	5,110.4
14 American Campus Communities, Inc.	4,904.2
15 Life Storage, Inc.	4,603.4
16 Cousins Properties Incorporated	4,563.1
17 Highwoods Properties, Inc.	3,963.0
18 Healthcare Realty Trust Incorporated	3,953.5
19 Rayonier Inc.	3,923.7
20 JBG SMITH Properties	3,875.7
21 PS Business Parks, Inc.	3,790.8
22 Physicians Realty Trust	3,654.2
23 Hudson Pacific Properties, Inc.	3,613.2
24 Spirit Realty Capital, Inc.	3,547.3
25 Brixmor Property Group, Inc.	3,412.1
26 Sabra Health Care REIT, Inc.	3,029.9
27 Corporate Office Properties Trust	2,970.2
28 PotlatchDeltic Corporation	2,866.2
29 Taubman Centers, Inc.	2,365.5
30 EPR Properties	2,250.0
31 Weingarten Realty Investors	2,200.1
32 Park Hotels & Resorts, Inc.	1,984.7
33 Pebblebrook Hotel Trust	1,386.0
34 MackCali Realty Corporation	1,306.4
35 GEO Group Inc	1,290.1
36 Urban Edge Properties	1,221.3
37 Service Properties Trust	1,102.6
38 Macerich Company	1,079.9
39 CoreCivic, Inc.	1,065.9
39 Subtotal	161,152.5
S&P 600 Small Cap Constituents	
1 Agree Realty Corporation	3,606.6
2 Lexington Realty Trust	3,004.5
3 Safehold Inc.	2,573.7
4 National Storage Affiliates Trust	2,096.6
5 Uniti Group Inc	1,913.3
6 PennyMac Mortgage Investment Trust	1,882.0
7 Brandywine Realty Trust	1,846.5
8 Washington Real Estate Investment Trust	1,840.6
9 Easterly Government Properties, Inc.	1,836.6
10 Innovative Industrial Properties Inc.	1,775.6
11 Four Corners Property Trust, Inc.	1,772.2
12 CareTrust REIT Inc	1,724.7
13 American Assets Trust, Inc.	1,621.8
14 Global Net Lease Inc	1,489.6
15 Essential Properties Realty Trust, Inc.	1,480.4
16 LTC Properties, Inc.	1,456.9
17 Apollo Commercial Real Estate Finance, Inc.	1,430.6
18 SITE Centers Corp.	1,415.8
19 Industrial Logistics Properties Trust	1,376.1
20 Retail Properties of America, Inc. Class A	1,361.8
21 Retail Opportunity Investments Corp.	1,264.8
22 Getty Realty Corp.	1,226.4
23 Office Properties Income Trust	1,212.3
24 Independence Realty Trust, Inc.	1,089.1
25 Acadia Realty Trust	1,036.5
26 Community Healthcare Trust, Inc.	1,013.6
27 New York Mortgage Trust, Inc.	989.0
28 Universal Health Realty Income Trust	957.3
29 NexPoint Residential Trust Inc	929.0
30 Diversified Healthcare Trust	926.6
31 KKR Real Estate Finance Trust Inc.	923.7
32 DiamondRock Hospitality Company	923.2
33 Xenia Hotels & Resorts, Inc.	902.7
34 iStar Inc.	888.1
35 Investors Real Estate Trust	878.4
36 Alexander & Baldwin, Inc.	854.7
37 Kite Realty Group Trust	830.2
38 Redwood Trust, Inc.	818.6
39 Saul Centers, Inc.	712.5
40 ARMOUR Residential REIT, Inc.	603.2
41 Tanger Factory Outlet Centers, Inc.	598.5
42 Capstead Mortgage Corporation	592.8
43 Franklin Street Properties Corp.	563.2
44 Summit Hotel Properties, Inc.	544.8
45 Armada Hoffer Properties, Inc.	544.6
46 Invesco Mortgage Capital Inc.	506.4
47 RPT Realty	501.4
48 Ready Capital Corporation	417.3
49 Granite Point Mortgage Trust Inc.	374.4
50 Urstadt Biddle Properties Inc. Class A	294.2
51 Whitestone REIT	278.1
52 Chatham Lodging Trust	244.7
53 Hersha Hospitality Trust Class A	184.3
54 Washington Prime Group Inc.	137.5
55 Pennsylvania Real Estate Investment Trust	93.0
55 Subtotal	62,360.8
124 Total	974,439.4

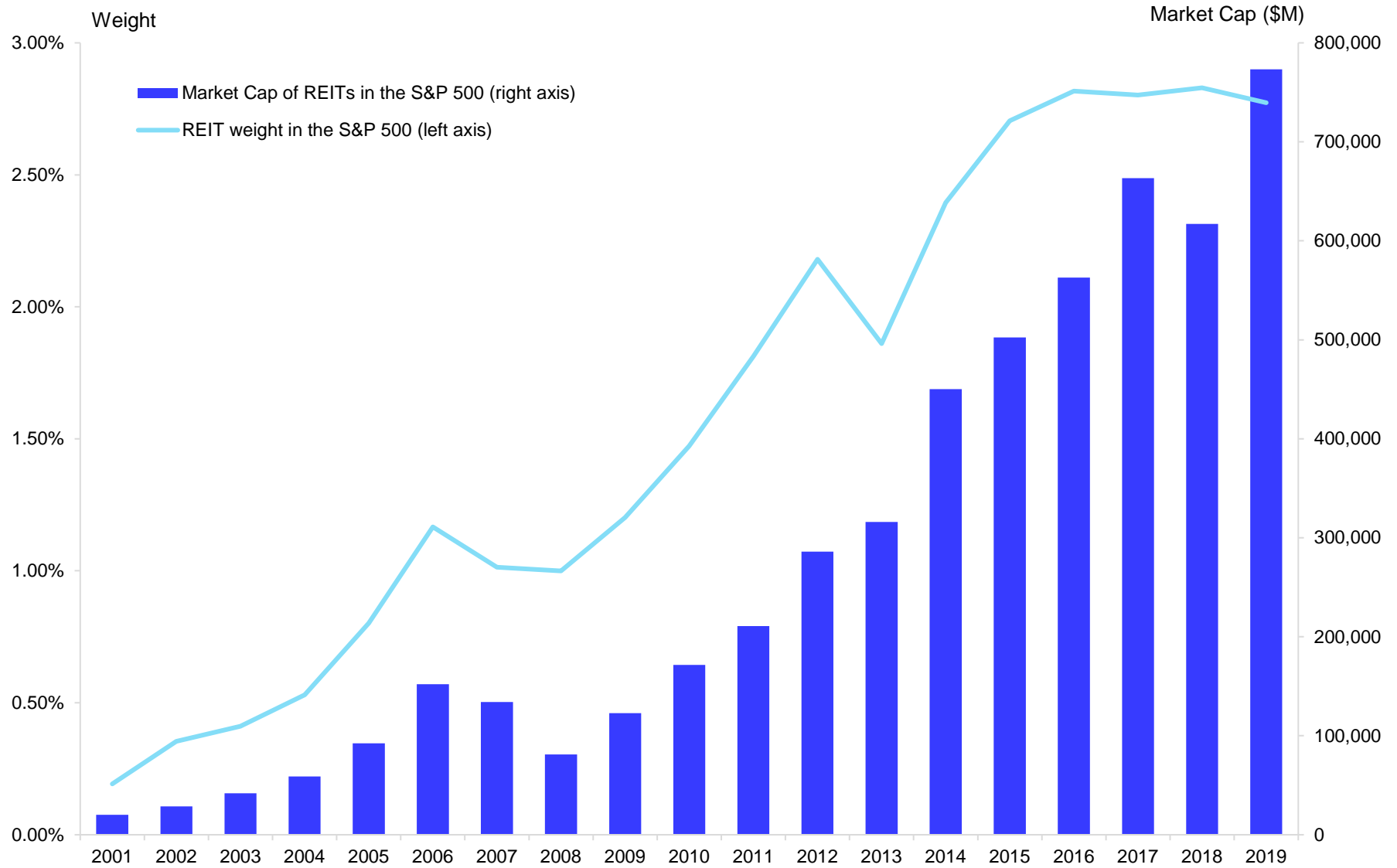
REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
July 31, 2020									
Property Sector: Office									
1	Alexandria Real Estate Equities, Inc.	ARE	Equity	S&P 500	22,405.9	27.06	2.30		1.91
2	Boston Properties, Inc.	BXP	Equity	S&P 500	13,837.0	16.71	1.42		1.18
3	Kilroy Realty Corporation	KRC	Equity	S&P 400	6,705.3	8.10	0.69		0.57
4	Douglas Emmett, Inc.	DEI	Equity	S&P 400	5,110.4	6.17	0.52		0.44
5	Cousins Properties Incorporated	CUZ	Equity	S&P 400	4,563.1	5.51	0.47		0.39
6	Highwoods Properties, Inc.	HIW	Equity	S&P 400	3,983.0	4.81	0.41		0.34
7	Equity Commonwealth	EQC	Equity		3,835.8	4.63			0.33
8	Hudson Pacific Properties, Inc.	HPP	Equity	S&P 400	3,613.2	4.36	0.37		0.31
9	St. Green Realty Corp.	SLG	Equity	S&P 500	3,608.0	4.36	0.37		0.31
10	Corporate Office Properties Trust	OPF	Equity	S&P 400	2,970.2	3.59	0.30		0.25
11	Piedmont Office Realty Trust, Inc. Class A	PDM	Equity		2,041.2	2.47			0.17
12	Brandywine Realty Trust	BDN	Equity	S&P 600	1,846.5	2.23	0.19		0.16
13	Easterly Government Properties, Inc.	DEA	Equity	S&P 600	1,836.6	2.22	0.19		0.16
14	Paramount Group, Inc.	PGRE	Equity		1,581.1	1.91			0.13
15	Columbia Property Trust, Inc.	CXP	Equity		1,368.4	1.65			0.12
16	Office Properties Income Trust	OPI	Equity	S&P 600	1,212.3	1.46	0.12		0.10
17	Empire State Realty Trust, Inc. Class A	ESRT	Equity		1,151.3	1.39			0.10
18	Franklin Street Properties Corp.	FSP	Equity	S&P 600	563.2	0.68	0.06		0.05
19	City Office REIT, Inc.	CIO	Equity		411.5	0.50			0.04
20	CIM Commercial Trust Corporation	CMCT	Equity		148.9	0.18			0.01
20	Sector Totals				82,792.9	100.00	7.41		7.05
13	S&P Sector Total				72,254.6				
Property Sector: Industrial									
1	Prologis, Inc.	PLD	Equity	S&P 500	77,861.3	56.63	7.99		6.63
2	Duke Realty Corporation	DRE	Equity	S&P 500	14,805.3	10.77	1.52		1.28
3	Americo Realty Trust	COLD	Equity		8,081.4	5.88			0.69
4	First Industrial Realty Trust, Inc.	FR	Equity	S&P 400	5,587.0	4.06	0.57		0.48
5	Rexford Industrial Realty, Inc.	REXR	Equity	S&P 400	5,459.2	3.97	0.56		0.46
6	EastGroup Properties, Inc.	EGP	Equity	S&P 400	5,181.0	3.77	0.53		0.44
7	STAG Industrial, Inc.	STAG	Equity		4,848.0	3.53			0.41
8	Terreno Realty Corporation	TRNO	Equity		4,113.2	2.99			0.35
9	PS Business Parks, Inc.	PSB	Equity	S&P 400	3,790.8	2.76	0.39		0.32
10	Lexington Realty Trust	LXP	Equity	S&P 600	3,004.5	2.19	0.31		0.26
11	Innovative Industrial Properties Inc	IIPR	Equity	S&P 600	1,775.6	1.29	0.18		0.15
12	Monmouth Real Estate Investment Corporation Class A	MNR	Equity		1,412.5	1.03			0.12
13	Industrial Logistics Properties Trust	ILPT	Equity	S&P 600	1,376.1	1.00	0.14		0.12
14	Plymouth Industrial REIT, Inc.	PLYM	Equity		196.9	0.14			0.02
14	Sector Totals				137,492.7	100.00	12.20		11.70
9	S&P Sector Total				118,840.7				
Property Sector: Retail									
1	Regency Centers Corporation	REG	Equity	Shopping Centers	S&P 500	6,959.9	20.53	0.71	0.59
2	Federal Realty Investment Trust	FRT	Equity	Shopping Centers	S&P 500	5,770.8	17.02	0.59	0.49
3	Kimco Realty Corporation	KIM	Equity	Shopping Centers	S&P 500	4,822.7	14.23	0.49	0.41
4	Brixmor Property Group, Inc.	BRX	Equity	Shopping Centers	S&P 400	3,412.1	10.07	0.35	0.29
5	Weingarten Realty Investors	WRI	Equity	Shopping Centers	S&P 400	2,200.1	6.49	0.23	0.19
6	SITE Centers Corp.	SITC	Equity	Shopping Centers	S&P 600	1,415.8	4.18	0.15	0.12
7	Retail Properties of America, Inc. Class A	RPAC	Equity	Shopping Centers	S&P 600	1,361.8	4.02	0.14	0.12
8	Retail Opportunity Investments Corp.	ROIC	Equity	Shopping Centers	S&P 600	1,264.8	3.73	0.13	0.11
9	Urban Edge Properties	UE	Equity	Shopping Centers	S&P 400	1,221.3	3.60	0.13	0.10
10	Acadia Realty Trust	AKR	Equity	Shopping Centers	S&P 600	1,036.5	3.06	0.11	0.09
11	Kite Realty Group Trust	KRG	Equity	Shopping Centers	S&P 600	830.2	2.45	0.09	0.07
12	American Finance Trust, Inc.	AFIN	Equity	Shopping Centers		792.8	2.34		0.07
13	Saul Centers, Inc.	BFS	Equity	Shopping Centers	S&P 600	712.5	2.10	0.07	0.06
14	Tanger Factory Outlet Centers, Inc.	SKT	Equity	Shopping Centers	S&P 600	598.5	1.77	0.06	0.05
15	RPT Realty	RPT	Equity	Shopping Centers	S&P 600	501.4	1.48	0.05	0.04
16	Urstadt Biddle Properties Inc. Class A	UBA	Equity	Shopping Centers	S&P 600	294.2	0.87	0.03	0.03
17	Whitestone REIT	WSR	Equity	Shopping Centers	S&P 600	278.1	0.82	0.03	0.02
18	Retail Value, Inc.	RVI	Equity	Shopping Centers		250.9	0.74		0.02
19	Urstadt Biddle Properties Inc.	UBP	Equity	Shopping Centers		85.7	0.25		0.01
20	Cedar Realty Trust Inc	CDR	Equity	Shopping Centers		72.7	0.21		0.01
21	Wheeler Real Estate Investment Trust, Inc.	WHLR	Equity	Shopping Centers		17.9	0.05		0.00
21	Subsector Totals				33,900.6	100.00	3.35		2.89
16	S&P Subsector Total				32,680.6				
1	Simon Property Group, Inc.	SPG	Equity	Regional Malls	S&P 500	19,055.1	81.25	1.96	1.62
2	Taubman Centers, Inc.	TCO	Equity	Regional Malls	S&P 400	2,385.5	10.17	0.24	0.20
3	Macerich Company	MAC	Equity	Regional Malls	S&P 400	1,079.9	4.60	0.11	0.09
4	Brookfield Property REIT Inc Class A	BPLY	Equity	Regional Malls		665.7	2.84		0.06
5	Washington Prime Group Inc.	WPG	Equity	Regional Malls	S&P 600	137.5	0.59	0.01	0.01
6	Pennsylvania Real Estate Investment Trust	PEI	Equity	Regional Malls	S&P 600	93.0	0.40	0.01	0.01
7	CBL & Associates Properties, Inc.	CBL	Equity	Regional Malls		35.1	0.15		0.00
7	Subsector Totals				23,451.7	100.00	2.33		2.00
5	S&P Subsector Total				22,751.0				
1	Realty Income Corporation	O	Equity	Free Standing	S&P 500	20,622.1	46.15	2.12	1.76
2	National Retail Properties, Inc.	NNN	Equity	Free Standing	S&P 400	6,096.1	13.64	0.63	0.52
3	STORE Capital Corporation	STOR	Equity	Free Standing	S&P 400	5,792.3	12.96	0.59	0.49
4	Agree Realty Corporation	ADC	Equity	Free Standing	S&P 600	3,606.6	8.07	0.37	0.31
5	Spirit Realty Capital, Inc.	SRC	Equity	Free Standing	S&P 400	3,547.3	7.94	0.36	0.30
6	Four Corners Property Trust, Inc.	FCPT	Equity	Free Standing	S&P 600	1,772.2	3.97	0.18	0.15
7	Essential Properties Realty Trust, Inc.	EPRT	Equity	Free Standing	S&P 600	1,480.4	3.31	0.15	0.13
8	Getty Realty Corp.	GTY	Equity	Free Standing	S&P 600	1,226.4	2.74	0.13	0.10
9	Heritage Growth Properties Class A	SRG	Equity	Free Standing		359.6	0.80		0.03
10	Alpine Income Property Trust, Inc.	PINE	Equity	Free Standing		106.0	0.24		0.01
11	Postal Realty Trust, Inc. Class A	PSTL	Equity	Free Standing		79.4	0.18		0.01
11	Subsector Totals				44,688.4	100.00	4.53		3.80
8	S&P Subsector Total				44,143.5				
29	Sector Totals				102,040.7		10.22		8.69
23	S&P Sector Total				99,575.1				

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
July 31, 2020									
Property Sector: Residential									
1	AvalonBay Communities, Inc.	AVB	Equity	Apartments	S&P 500	21,548.8	20.82	2.21	1.83
2	Equity Residential	EQR	Equity	Apartments	S&P 500	19,957.1	19.29	2.05	1.70
3	Essex Property Trust, Inc.	ESS	Equity	Apartments	S&P 500	14,440.2	13.95	1.48	1.23
4	MidAmerica Apartment Communities, Inc.	MAA	Equity	Apartments	S&P 500	13,629.5	13.17	1.40	1.16
5	UDR, Inc.	UDR	Equity	Apartments	S&P 500	10,674.9	10.32	1.10	0.91
6	Camden Property Trust	CPT	Equity	Apartments	S&P 400	8,843.2	8.55	0.91	0.75
7	Apartment Investment & Management Co Class A	AIV	Equity	Apartments	S&P 500	5,781.5	5.59	0.59	0.49
8	American Campus Communities, Inc.	ACC	Equity	Apartments	S&P 400	4,904.2	4.74	0.50	0.42
9	Independence Realty Trust, Inc.	IRT	Equity	Apartments	S&P 600	1,089.1	1.05	0.11	0.09
10	NexPoint Residential Trust Inc	NXRT	Equity	Apartments	S&P 600	929.0	0.90	0.10	0.08
11	Investors Real Estate Trust	IRET	Equity	Apartments	S&P 600	878.4	0.85	0.09	0.07
12	Preferred Apartment Communities, Inc.	APTS	Equity	Apartments		344.0	0.33		0.03
13	Bluerock Residential Growth REIT Inc Class A	BRG	Equity	Apartments		177.4	0.17		0.02
14	BRT Apartments Corp	BRT	Equity	Apartments		167.2	0.16		0.01
15	Clipper Realty, Inc.	CLPR	Equity	Apartments		119.0	0.11		0.01
15 Subsector Totals						103,483.5	100.00	10.54	8.81
11 S&P Subsector Total						102,675.9			
1	Sun Communities, Inc.	SUI	Equity	Manufactured Homes		14,733.5	53.22		1.25
2	Equity LifeStyle Properties, Inc.	ELS	Equity	Manufactured Homes		12,444.3	44.95		1.06
3	UMH Properties, Inc.	UMH	Equity	Manufactured Homes		506.4	1.83		0.04
3 Subsector Totals						27,684.2	100.00	0.00	2.36
0 S&P Subsector Total						0.0			
1	Invitation Homes, Inc.	INVH	Equity	Single Family Homes		16,215.2	63.86		1.38
2	American Homes 4 Rent Class A	AMH	Equity	Single Family Homes		8,709.2	34.30		0.74
3	Front Yard Residential Corp. Class B	RESI	Equity	Single Family Homes		468.8	1.85		0.04
3 Subsector Totals						25,393.1	100.00	0.00	2.16
0 S&P Subsector Total						0.0			
21 Sector Totals						156,560.9		10.54	13.33
11 S&P Sector Total						102,675.9			
Property Sector: Diversified									
1	W. P. Carey Inc.	WPC	Equity			12,304.4	29.47		1.05
2	VEREIT, Inc. Class A	VER	Equity			7,016.4	16.80		0.60
3	Vornado Realty Trust	VNO	Equity		S&P 500	6,597.3	15.80	0.68	0.56
4	JBG SMITH Properties	JBGS	Equity		S&P 400	3,875.7	9.28	0.40	0.33
5	Washington Real Estate Investment Trust	WRE	Equity		S&P 600	1,840.6	4.41	0.19	0.16
6	American Assets Trust, Inc.	AAT	Equity		S&P 600	1,621.8	3.88	0.17	0.14
7	Global Net Lease Inc	GNL	Equity		S&P 600	1,489.6	3.57	0.15	0.13
8	MackCali Realty Corporation	CLI	Equity		S&P 400	1,306.4	3.13	0.13	0.11
9	Alexander's, Inc.	ALX	Equity			1,286.0	3.08		0.11
10	Service Properties Trust	SVC	Equity		S&P 400	1,102.6	2.64	0.11	0.09
11	Colony Capital, Inc. Class A	CLNY	Equity			934.5	2.24		0.08
12	Alexander & Baldwin, Inc.	ALEX	Equity		S&P 600	854.7	2.05	0.09	0.07
13	Gladstone Commercial Corporation	GOOC	Equity			617.6	1.48		0.05
14	Armada Hoffer Properties, Inc.	AHH	Equity		S&P 600	544.6	1.30	0.06	0.05
15	One Liberty Properties, Inc.	OLP	Equity			342.0	0.82		0.03
16	HMG/Courtland Properties, Inc.	HMG	Equity			10.4	0.02		0.00
17	Medalist Diversified REIT, Inc.	MDRR	Equity			7.7	0.02		0.00
17 Sector Totals						41,752.2	100.00	1.97	3.55
9 S&P Sector Total						19,233.3			
Property Sector: Lodging/Resorts									
1	Host Hotels & Resorts, Inc.	HST	Equity		S&P 500	7,599.5	36.32	0.78	0.65
2	Park Hotels & Resorts, Inc.	PK	Equity		S&P 400	1,984.7	9.49	0.20	0.17
3	Apple Hospitality REIT Inc	APLE	Equity			1,969.7	9.41		0.17
4	Ryman Hospitality Properties, Inc.	RHP	Equity			1,762.2	8.41		0.15
5	Sunstone Hotel Investors, Inc.	SHO	Equity			1,612.2	7.71		0.14
6	Pebblebrook Hotel Trust	PEB	Equity		S&P 400	1,386.0	6.62	0.14	0.12
7	RLJ Lodging Trust	RLJ	Equity			1,323.9	6.33		0.11
8	DiamondRock Hospitality Company	DRH	Equity		S&P 600	923.2	4.41	0.09	0.08
9	Xenia Hotels & Resorts, Inc.	XHR	Equity		S&P 600	902.7	4.31	0.09	0.08
10	Summit Hotel Properties, Inc.	INN	Equity		S&P 600	544.8	2.60	0.06	0.05
11	CorePoint Lodging, Inc.	CPLG	Equity			324.5	1.55		0.03
12	Chatham Lodging Trust	CLDT	Equity		S&P 600	244.7	1.17	0.03	0.02
13	Hersha Hospitality Trust Class A	HT	Equity		S&P 600	184.3	0.88	0.02	0.02
14	Braemar Hotels & Resorts, Inc.	BHR	Equity			81.8	0.39		0.01
15	Ashford Hospitality Trust, Inc.	AHT	Equity			40.5	0.19		0.00
16	Sotherly Hotels Inc.	SOHC	Equity			31.7	0.15		0.00
17	InnSutes Hospitality Trust	IHT	Equity			9.3	0.04		0.00
17 Sector Totals						20,923.4	100.00	1.41	1.78
8 S&P Sector Total						13,769.7			
Property Sector: Self Storage									
1	Public Storage	PSA	Equity		S&P 500	34,937.6	57.50	3.59	2.97
2	Extra Space Storage Inc.	EXR	Equity		S&P 500	13,339.8	21.96	1.37	1.14
3	CubeSmart	CUBE	Equity			5,743.8	9.45		0.49
4	Life Storage, Inc.	LSI	Equity		S&P 400	4,603.4	7.58	0.47	0.39
5	National Storage Affiliates Trust	NSA	Equity		S&P 600	2,096.6	3.45	0.22	0.18
6	Global Self Storage, Inc.	SELF	Equity			35.0	0.06		0.00
6 Sector Totals						60,756.1	100.00	5.64	5.17
4 S&P Sector Total						54,977.4			
Property Sector: Health Care									
1	Welltower, Inc.	WELL	Equity		S&P 500	22,360.2	23.39	2.29	1.90
2	Healthpeak Properties, Inc.	PEAK	Equity		S&P 500	14,689.4	15.37	1.51	1.25
3	Ventas, Inc.	VTR	Equity		S&P 500	14,311.2	14.97	1.47	1.22
4	Medical Properties Trust, Inc.	MPW	Equity		S&P 400	10,553.2	11.04	1.08	0.90
5	Omega Healthcare Investors, Inc.	OHI	Equity		S&P 400	7,347.1	7.69	0.75	0.63
6	Healthcare Trust of America, Inc. Class A	HTA	Equity			6,032.3	6.31		0.51
7	Healthcare Realty Trust Incorporated	HR	Equity		S&P 400	3,953.5	4.14	0.41	0.34
8	Physicians Realty Trust	DOC	Equity		S&P 400	3,654.2	3.82	0.38	0.31
9	Sabra Health Care REIT, Inc.	SBRA	Equity		S&P 400	3,029.9	3.17	0.31	0.26
10	National Health Investors, Inc.	NHI	Equity			2,768.3	2.90		0.24
11	CareTrust REIT Inc	CTRE	Equity		S&P 600	1,724.7	1.80	0.18	0.15
12	LTC Properties, Inc.	LTC	Equity		S&P 600	1,456.9	1.52	0.15	0.12
13	Community Healthcare Trust, Inc.	CHCT	Equity		S&P 600	1,013.6	1.06	0.10	0.09
14	Universal Health Realty Income Trust	UHT	Equity		S&P 600	957.3	1.00	0.10	0.08
15	Diversified Healthcare Trust	DHC	Equity		S&P 600	926.6	0.97	0.10	0.08
16	Global Medical REIT Inc	GMRE	Equity			535.2	0.56		0.05
17	New Senior Investment Group Inc	SNR	Equity			281.8	0.29		0.02
17 Sector Totals						95,595.3	100.00	8.82	8.14
13 S&P Sector Total						85,977.7			

REITs in the FTSE Nareit All REITs Index and S&P Equity Indexes									
July 31, 2020									
Property Sector: Timber									
1	Weyerhaeuser Company	WY	Equity	S&P 500	20,752.0	74.07	2.13		1.77
2	Rayonier Inc.	RYN	Equity	S&P 400	3,923.7	14.00	0.40		0.33
3	PollachDeltic Corporation	PCH	Equity	S&P 400	2,866.2	10.23	0.29		0.24
4	CatchMark Timber Trust, Inc. Class A	CTT	Equity		475.7	1.70			0.04
4	Sector Totals				28,017.7	100.00	2.83		2.39
3	S&P Sector Total				27,541.9				
Property Sector: Infrastructure									
1	American Tower Corporation	AMT	Equity	S&P 500	115,875.9	52.15	11.89		9.86
2	Crown Castle International Corp	CCI	Equity	S&P 500	69,472.4	31.26	7.13		5.91
3	SBA Communications Corp. Class A	SBAC	Equity	S&P 500	34,775.6	15.65	3.57		2.96
4	Uniti Group Inc	UNIT	Equity	S&P 600	1,913.3	0.86	0.20		0.16
5	CorEnergy Infrastructure Trust, Inc.	CORR	Equity		119.6	0.05			0.01
6	Power REIT	PW	Equity		49.7	0.02			0.00
6	Sector Totals				222,206.5	100.00	22.79		18.92
4	S&P Sector Total				222,037.2				
Property Sector: Data Centers									
1	Equinix, Inc.	EQIX	Equity	S&P 500	69,261.3	52.67	7.11		5.90
2	Digital Realty Trust, Inc.	DLR	Equity	S&P 500	43,058.7	32.75	4.42		3.67
3	CyrusOne, Inc.	CONE	Equity	S&P 400	9,610.0	7.31	0.99		0.82
4	CoreSite Realty Corporation	COR	Equity	S&P 400	5,229.5	3.98	0.54		0.45
5	QTS Realty Trust, Inc. Class A	QTS	Equity		4,336.5	3.30			0.37
5	Sector Totals				131,496.0	100.00	13.05		11.19
4	S&P Sector Total				127,159.5				
Property Sector: Specialty									
1	VICI Properties Inc	VICI	Equity		10,173.7	24.48			0.87
2	Iron Mountain, Inc.	IRM	Equity	S&P 500	8,115.4	19.53	0.83		0.69
3	Gaming and Leisure Properties, Inc.	GLPI	Equity		7,789.4	13.74			0.66
4	Lamar Advertising Company Class A	LAMR	Equity	S&P 400	5,675.1	13.65	0.58		0.48
5	Safehold Inc.	SAFE	Equity	S&P 600	2,573.7	6.19	0.26		0.22
6	EPR Properties	EPR	Equity	S&P 400	2,250.0	5.41	0.23		0.19
7	OUTFRONT Media Inc.	OUT	Equity		2,080.1	5.00			0.18
8	GEO Group Inc	GEO	Equity	S&P 400	1,290.1	3.10	0.13		0.11
9	CoreCivic, Inc.	CXW	Equity	S&P 400	1,065.9	2.56	0.11		0.09
10	Gladstone Land Corp.	LAND	Equity		343.3	0.83			0.03
11	Farmland Partners Inc	FPI	Equity		206.4	0.50			0.02
11	Sector Totals				41,563.0	100.00	2.15		3.54
6	S&P Sector Total				20,970.1				
Investment Sector: Mortgage									
1	Annaly Capital Management, Inc.	NLY	Mortgage	Home Financing	10,599.4	31.12			0.90
2	AGNC Investment Corp.	AGNC	Mortgage	Home Financing	7,720.7	22.67			0.66
3	New Residential Investment Corp.	NRZ	Mortgage	Home Financing	3,296.1	9.68			0.28
4	PennyMac Mortgage Investment Trust	PMT	Mortgage	Home Financing	1,882.0	5.52	0.19		0.16
5	Chimera Investment Corporation	CI	Mortgage	Home Financing	1,728.0	5.07			0.15
6	Two Harbors Investment Corp.	TWO	Mortgage	Home Financing	1,485.3	4.36			0.13
7	MFA Financial, Inc.	MFA	Mortgage	Home Financing	1,191.7	3.50			0.10
8	New York Mortgage Trust, Inc.	NYMT	Mortgage	Home Financing	989.0	2.90	0.10		0.08
9	Redwood Trust, Inc.	RWT	Mortgage	Home Financing	818.6	2.40	0.08		0.07
10	ARMOUR Residential REIT, Inc.	ARR	Mortgage	Home Financing	603.2	1.77	0.06		0.05
11	Capstead Mortgage Corporation	CMO	Mortgage	Home Financing	592.8	1.74	0.06		0.05
12	Ellington Financial Inc.	EFC	Mortgage	Home Financing	515.6	1.51			0.04
13	Invesco Mortgage Capital Inc.	IVR	Mortgage	Home Financing	506.4	1.49	0.05		0.04
14	Ready Capital Corporation	RC	Mortgage	Home Financing	417.3	1.22	0.04		0.04
15	Dynex Capital, Inc.	DX	Mortgage	Home Financing	355.1	1.04			0.03
16	Orchid Island Capital, Inc.	ORC	Mortgage	Home Financing	340.5	1.00			0.03
17	Great Ajax Corp.	AJX	Mortgage	Home Financing	197.6	0.58			0.02
18	Anworth Mortgage Asset Corporation	ANH	Mortgage	Home Financing	179.1	0.53			0.02
19	Cherry Hill Mortgage Investment Corp.	CHMI	Mortgage	Home Financing	150.4	0.44			0.01
20	Ellington Residential Mortgage REIT	EARN	Mortgage	Home Financing	136.1	0.40			0.01
21	Western Asset Mortgage Capital Corporation	WMC	Mortgage	Home Financing	112.7	0.33			0.01
22	Arlington Asset Investment Corp. Class A	AI	Mortgage	Home Financing	100.1	0.29			0.01
23	AG Mortgage Investment Trust, Inc.	MITT	Mortgage	Home Financing	91.6	0.27			0.01
24	Hunt Companies Finance Trust, Inc.	HCFI	Mortgage	Home Financing	55.1	0.16			0.00
24	Subsector Totals				34,064.5	100.00	0.60		2.90
7	S&P Subsector Total				5,809.4				
1	Starwood Property Trust, Inc.	STWC	Mortgage	Commercial Financing	4,219.7	21.74			0.36
2	Blackstone Mortgage Trust, Inc. Class A	BXMT	Mortgage	Commercial Financing	3,498.7	18.02			0.30
3	Hannon Armstrong Sustainable Infrastructure Capital, Inc.	HASI	Mortgage	Commercial Financing	2,541.0	13.09			0.22
4	Apollo Commercial Real Estate Finance, Inc.	ARI	Mortgage	Commercial Financing	1,430.6	7.37	0.15		0.12
5	Broadmark Realty Capital Inc	BRMK	Mortgage	Commercial Financing	1,218.1	6.28			0.10
6	Arbor Realty Trust, Inc.	ABR	Mortgage	Commercial Financing	1,123.5	5.79			0.10
7	KKR Real Estate Finance Trust Inc.	KREF	Mortgage	Commercial Financing	923.7	4.76	0.09		0.08
8	iStar Inc.	STAR	Mortgage	Commercial Financing	888.1	4.58	0.09		0.08
9	Ladder Capital Corp. Class A	LADR	Mortgage	Commercial Financing	841.8	4.34			0.07
10	Colony Credit Real Estate, Inc. Class A	CLNC	Mortgage	Commercial Financing	809.5	4.17			0.07
11	TPG RE Finance Trust, Inc.	TRTX	Mortgage	Commercial Financing	663.3	3.42			0.06
12	Granite Point Mortgage Trust Inc.	GPMT	Mortgage	Commercial Financing	374.4	1.93	0.04		0.03
13	Jernigan Capital, Inc.	JCAP	Mortgage	Commercial Financing	326.0	1.68			0.03
14	Ares Commercial Real Estate Corporation	ACRE	Mortgage	Commercial Financing	305.3				0.01
15	NexPoint Real Estate Finance Inc	NREF	Mortgage	Commercial Financing	83.7	0.43			0.01
16	Sachem Capital Corp.	SACH	Mortgage	Commercial Financing	73.4	0.38			0.01
17	Exant Capital Corp.	XAN	Mortgage	Commercial Financing	71.5	0.37			0.01
18	Tremont Mortgage Trust	TRMT	Mortgage	Commercial Financing	18.5	0.10			0.00
18	Subsector Totals				19,410.6	98.43	0.37		1.63
4	S&P Subsector Total				3,616.8				
42	Sector Totals				53,475.1		0.97		4.53
11	S&P Sector Total				9,426.1				
30	S&P 500 Large Cap				750,926.1		77.06		63.93
39	S&P 400 Mid Cap				161,152.5		16.54		13.72
55	S&P 600 Small Cap				62,360.8		6.40		5.31
114	S&P Index Total				974,439.4		100.00		82.95
219	Industry Total				1,174,672.4				100.00

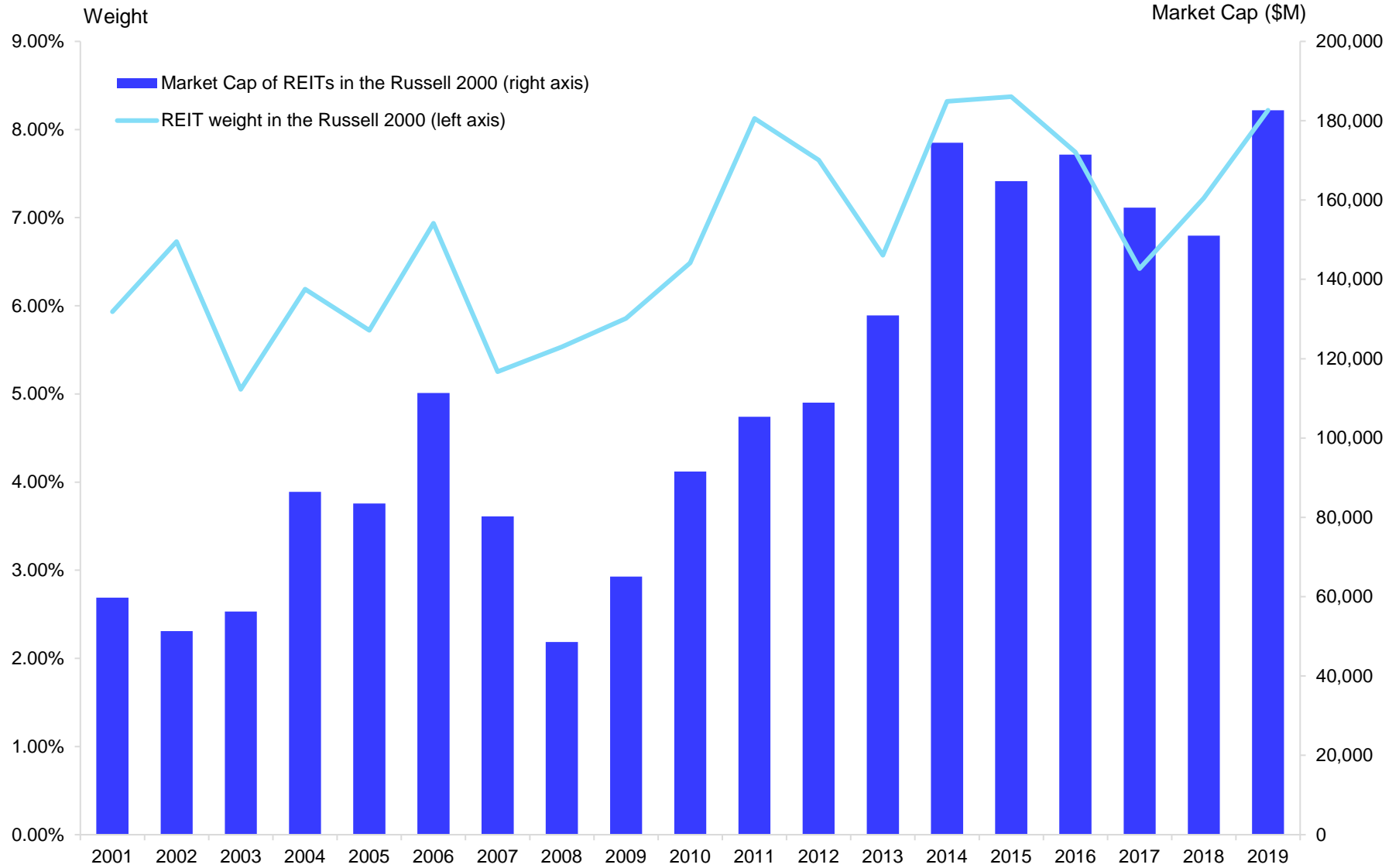
¹ Equity market capitalization does not include operating partnership units or preferred stock.

REITs in the S&P 500
December 31, 2001 - December 31, 2019



Source: Nareit, Bloomberg, FactSet.

REITs in the Russell 2000
December 31, 2001 - December 31, 2019



Source: Nareit, Bloomberg, FactSet.

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

Year	Acquiror	Target	Acquiror 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.	Crimi 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	Truststreet 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	
	Tiptoe 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	Biomed 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	1,300	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	16-May-19	Completed	
	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	17-May-19	Completed	
	Shidder 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	14-Jun-19	Completed	
	Park Hotels & Resorts Inc.	Chesapeake Lodging Trust	Public REIT	2,607	6-May-19	18-Sep-19	Completed	
	AXA SA	NorthStar Realty Europe Corp.	Insurance Firm	1,097	3-Jul-19	30-Sep-19	Completed	
	Prologis, Inc.	Industrial Property Trust, Inc.	Public REIT	3,759	15-Jul-19	8-Jan-20	Completed	
	NexPoint Hospitality Trust	Condor Hospitality Trust, Inc.	Public REIT	275	22-Jul-19		Pending	
	KBS Strategic Opportunity REIT, Inc.	Reven Housing REIT, Inc.	Public REIT	105	3-Jul-19	4-Nov-19	Completed	
	Prologis, Inc.	Liberty Property Trust	Public REIT	12,870	27-Oct-19		Pending	
	Total Public to Public			22,545			94%	
Total Public to Private			1,347			6%		
Total				23,892				
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 Growth (%)	FFO Payout (%)	Debt/ EBITDA	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average Share Volume	Average Dollar Volume	Relative Liquidity	Long-Term Issuer Rating	
		31-Jul-2020	52 Week		2020	2021	2020	2021				2020 - 2021	2020: Q1	2020: Q1	Jul-20	QTD									YTD
Office																									
Alexandria Real Estate Equity	ARE	177.55	177.55	114.92	7.29	7.69	24.35	23.10	5.43	42.92	4.66	9.43	9.43	11.39	24.58	16.82	17.30	2.39	22,405.9	22,405.9	27.6	925	154,299	0.689	BBB+
Boston Properties	BXP	89.09	147.51	74.80	7.04	7.36	12.65	12.11	4.49	55.23	7.05	-1.43	-1.43	-33.98	-30.55	-6.87	-3.54	4.40	13,837.0	15,443.5	46.2	1,365	123,248	0.891	A-
Brandywine Rity	BDN	10.83	16.24	7.85	1.38	1.41	7.85	7.68	2.13	55.88	6.72	1.29	1.29	-27.72	-21.81	-9.05	-0.05	7.02	1,846.5	1,857.1	51.8	2,666	28,447	1.541	BBB-
CIH Commercial Trust	CNCT	10.20	60.00	6.41	-1.62	-0.52	-6.30	-19.62	-67.90	-	0.34	-5.38	-5.38	-28.57	-39.13	-6.43	1.26	2.94	148.9	148.9	70.2	20	221	0.149	
City Office REIT	CIO	8.65	14.43	6.95	1.07	1.17	8.05	7.38	9.17	-	8.04	-12.62	-12.62	-32.47	-24.94	-5.17	0.31	6.94	411.5	411.5	59.8	321	3,065	0.745	
Columbia Property Trust Inc	CXP	11.86	22.47	9.00	1.43	1.45	8.39	8.23	1.94	-	7.86	-8.98	-8.98	-41.21	-42.83	-14.73	-9.22	7.02	1,368.4	1,368.4	52.3	630	8,482	0.620	BBB
Corporate Office Properties	OFC	26.48	30.35	16.49	2.06	2.18	12.87	12.13	6.08	55.00	6.08	4.50	4.50	-7.77	-1.13	-3.50	6.97	4.15	2,970.2	3,012.0	41.4	500	12,746	0.429	BBB-
Cousins Property	CUZ	30.72	42.76	22.70	2.74	2.74	11.22	11.19	0.23	32.50	3.03	4.01	4.01	-23.33	-9.51	-2.81	4.16	3.91	4,563.1	4,616.7	30.8	751	22,109	0.485	
Douglas Emmett	DEI	29.14	45.32	24.56	2.12	2.21	13.72	13.21	3.86	50.00	7.09	-4.96	-4.96	-32.40	-26.38	-6.11	2.63	3.84	5,110.4	5,932.2	42.8	966	28,635	0.560	
Easterly Government Properties	DEA	24.45	29.32	19.35	1.23	1.25	19.94	19.58	1.87	83.87	6.57	5.75	5.75	5.23	35.50	12.50	14.71	4.25	1,836.6	2,079.3	31.4	577	13,371	0.728	
Empire State Realty Trust	ESRT	6.60	14.92	6.18	0.65	0.78	10.11	8.49	18.98	58.33	6.37	-5.71	-5.71	-51.50	-50.95	-29.83	-15.81	6.36	1,151.3	1,954.2	55.1	2,161	14,568	1.265	
Equity Commonwealth	EOC	31.57	34.64	28.34	0.36	0.33	88.38	95.16	-7.13	0.00	0.31	-1.96	-1.96	-3.84	4.55	6.46	7.78	0.00	3,835.8	3,837.3	0.6	619	19,608	0.511	
Franklin Street Properties	FSP	5.25	8.88	4.06	0.80	0.84	6.60	6.29	5.03	42.86	7.94	5.10	5.10	-35.73	-31.03	-16.32	-9.70	6.86	563.2	563.2	64.6	376	1,874	0.333	
Highwoods Prop	HIW	38.34	52.51	28.12	3.58	3.58	10.72	10.70	0.12	65.97	5.58	2.71	2.71	-19.69	-11.51	-5.56	2.31	5.01	3,983.0	4,087.9	37.0	699	25,988	0.652	BBB
Hudson Pacific Properties	HPP	23.57	38.70	16.78	2.01	2.06	11.71	11.44	2.43	51.02	13.48	-6.32	-6.32	-35.99	-30.75	-7.41	-2.34	4.24	3,613.2	3,630.2	47.1	1,218	29,279	0.810	BBB-
Kilroy Realty	KRC	58.27	88.28	49.01	3.80	4.11	15.32	14.19	7.93	47.89	6.31	-0.73	-0.73	-29.44	-24.59	-3.18	-0.94	3.33	6,705.3	6,823.2	35.3	769	44,579	0.665	BBB
Office Properties Income Trust	OPI	25.15	35.55	17.81	5.33	5.09	4.72	4.94	-4.48	36.67	5.25	-0.96	-0.96	-17.11	-3.79	-22.08	-10.04	8.75	1,212.3	1,212.3	63.5	218	5,463	0.451	BBB-
Paramount Group	PGRE	7.13	14.84	6.76	0.97	0.91	7.35	7.85	-6.38	41.67	8.25	-7.52	-7.52	-47.53	-46.40	-21.80	-14.42	5.61	1,581.1	1,756.8	67.7	1,714	12,447	0.787	
Piedmont Office Realty Trust Cl A	PDM	16.21	24.61	13.60	1.93	1.96	8.40	8.27	1.60	93.33	3.70	-2.41	-2.41	-25.52	-18.80	-3.47	2.47	5.18	2,041.2	2,041.2	43.7	767	12,195	0.597	BBB
SL Green Realty	SLG	46.50	95.77	36.83	6.88	6.79	6.76	6.85	-1.29	50.60	8.48	-5.07	-5.07	-47.82	-39.68	-20.18	-13.58	5.08	3,608.0	3,806.1	62.2	1,267	61,092	1.693	BBB-
AVERAGE		33.88	49.73	25.48	2.55	2.67	14.14	13.46	-0.79	50.81	6.15	-1.56	-1.56	-26.25	-19.46	-7.44	-0.99	4.86	4,139.6	4,349.4	46.6	930	31,086	0.730	
Industrial																									
Americold Realty Trust	COLD	40.35	41.05	24.03	1.25	1.37	32.28	29.53	9.31	93.75	8.15	11.16	11.16	16.45	23.14	-	-	2.08	8,081.4	8,081.4	22.1	1,281	48,373	0.599	
Duke Realty Corp	DRE	40.19	40.20	26.15	1.44	1.52	28.00	26.52	5.58	65.15	4.82	13.56	13.56	17.54	23.90	16.36	19.18	2.34	14,805.3	14,931.8	19.2	2,158	79,487	0.537	BBB+
Eastgroup Properties	EGP	132.66	142.36	88.12	5.22	5.43	25.39	24.43	3.96	60.00	5.08	11.85	11.85	1.36	12.92	18.21	20.83	2.26	5,181.0	5,181.0	21.2	235	28,621	0.552	
First Industrial Realty Trust	FR	43.92	46.01	27.09	1.79	1.85	24.49	23.77	3.03	53.05	4.83	14.26	14.26	7.29	17.95	15.96	19.16	2.28	5,587.0	5,714.6	24.8	1,184	47,447	0.849	BBB
Industrial Logistics Properties Trust	ILPT	21.11	23.82	13.32	1.84	1.87	11.47	11.31	1.41	80.49	4.43	4.40	4.40	-1.07	5.33	-	-	6.25	1,376.1	1,376.1	50.5	251	5,149	0.374	
Innovative Industrial Properties	IIPR	104.23	125.21	46.51	4.80	6.91	21.71	15.09	43.85	76.09	2.95	18.42	18.42	40.73	3.25	85.05	-	4.07	1,775.6	1,775.6	8.4	419	39,820	2.243	
Lexington Realty Trust	LXP	11.60	11.94	8.12	0.74	0.74	15.59	15.63	-0.28	88.75	4.52	9.95	9.95	11.50	22.39	11.03	13.40	3.62	3,004.5	3,045.5	33.2	1,661	17,928	0.597	BBB-
Monmouth REIT Cl A	MNR	14.43	15.45	8.97	0.83	0.89	17.36	16.19	7.22	44.74	4.51	-0.41	-0.41	2.26	10.02	2.49	12.96	4.71	1,412.5	1,412.5	38.4	504	7,140	0.505	
Plymouth Industrial REIT	PLYM	13.27	21.11	7.90	2.01	2.05	6.62	6.48	2.09	68.18	9.22	3.67	3.67	-24.22	-21.86	-0.25	-	6.03	196.9	210.8	70.0	103	1,299	0.660	
Prologis	PLD	105.42	106.17	62.82	3.68	3.78	28.67	27.88	2.85	-	3.79	12.95	12.95	19.88	34.20	23.50	24.80	2.20	77,861.3	80,018.1	18.6	3,201	312,459	0.401	A-
PS Business Parks	PSB	137.95	185.45	110.17	6.70	6.81	20.60	20.25	1.76	62.87	0.00	4.19	4.19	-15.04	-18.97	3.70	15.58	3.04	3,790.8	4,798.6	0.0	98	12,875	0.340	A-
Rexford Industrial Realty	REXR	46.93	53.35	33.95	1.27	1.32	36.94	35.57	3.83	53.33	4.85	13.28	13.28	3.83	15.49	20.42	29.29	1.83	5,459.2	5,574.8	15.6	2,132	90,788	1.663	
STAG Industrial	STAG	32.60	33.76	18.31	1.84	1.89	17.68	17.25	2.47	81.06	5.37	11.59	11.59	6.38	15.24	11.70	17.05	4.42	4,848.0	4,977.9	26.6	1,179	35,921	0.741	
Terreno Realty	TRNO	60.76	62.12	43.05	1.44	1.54	42.19	39.53	6.74	68.57	3.75	15.43	15.43	13.44	26.99	23.42	26.91	1.78	4,113.2	4,113.2	11.4	361	19,935	0.485	
AVERAGE		57.53	64.86	37.04	2.49	2.71	23.50	22.10	6.70	68.93	4.73	10.31	10.31	7.17	12.14	19.30	19.92	3.35	9,820.9	10,086.6	25.7	1,055	53,374	0.753	

Retail

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO	FFO	Debt/	Total Return (%)					Dividend	Equity	Implied	Debt	Average	Average	Relative	Long-Term	
		31-Jul-2020	52 Week		2020	2021	2020	2021	2020 - 2021	2020: Q1	2020: Q1	EBITDA	Jul-20	QTD	YTD	1-Yr	3-Yr	5-Yr	Yield (%)	Cap (\$M)	Market Cap (\$M)	Ratio (%)	Share Volume	Dollar Volume	Liquidity
Shopping Centers																									
Acadia Realty	AKR	12.04	29.39	10.24	1.20	1.22	10.03	9.89	1.41	71.79	8.10	-7.24	-7.24	-52.48	-55.17	-22.87	-14.39	9.63	1,036.5	1,098.3	61.7	688	8,444	0.815	
American Finance Trust	AFIN	7.31	15.12	4.79	0.94	1.06	7.80	6.91	12.81	110.00	8.34	-7.03	-7.03	-41.43	-31.34	-	-	11.64	792.8	794.1	67.9	374	2,764	0.349	
Brixmor Property Group	BRX	11.51	22.71	7.87	1.65	1.72	6.98	6.67	4.66	58.33	6.26	-10.22	-10.22	-44.05	-35.40	-10.69	-9.12	9.90	3,412.1	3,412.1	58.5	2,503	29,921	0.877	BBB-
Cedar Realty Trust	CDR	0.81	3.64	0.53	0.42	0.37	1.94	2.19	-11.43	45.45	8.33	-17.83	-17.83	-71.59	-68.74	-43.06	-31.41	4.92	72.7	73.1	88.7	1,632	1,532	2.109	
Federal Realty Invs	FRT	76.30	141.16	65.91	5.37	5.77	14.20	13.21	7.49	65.38	5.46	-10.46	-10.46	-39.40	-39.96	-13.96	-8.20	5.50	5,770.8	5,821.9	41.5	752	59,119	1.024	A-
Kimco Realty Cp	KIM	11.15	21.77	7.75	1.21	1.32	9.20	8.43	9.13	73.68	5.27	-13.16	-13.16	-44.35	-38.36	-12.49	-9.88	10.04	4,822.7	4,833.0	49.4	5,853	68,313	1.417	BBB+
Kite Realty Group Trust	KRG	9.87	19.68	7.24	1.28	1.37	7.73	7.21	7.16	144.32	6.96	-14.09	-14.09	-47.67	-33.35	-15.56	-12.42	2.11	830.2	851.1	57.5	461	4,734	0.570	BBB-
Regency Centers	REG	41.03	69.75	32.27	3.41	3.59	12.05	11.42	5.48	61.58	4.20	-10.59	-10.59	-33.30	-35.76	-11.46	-5.31	5.80	6,959.9	6,974.2	36.7	1,169	49,509	0.711	BBB+
Retail Opportunity	ROIC	10.87	18.98	6.72	0.99	1.01	10.99	10.74	2.30	67.93	6.75	-4.06	-4.06	-37.47	-37.77	-15.38	-5.07	7.36	1,264.8	1,388.8	51.8	1,303	13,721	1.085	BBB-
Retail Properties of America	RPAI	6.36	14.23	3.01	0.87	0.95	7.27	6.67	9.12	61.34	5.01	-13.11	-13.11	-51.07	-44.65	-17.24	-10.84	10.42	1,361.8	1,361.8	53.8	2,331	15,248	1.120	BBB-
Retail Value	RVT	12.66	38.66	9.31	1.40	1.72	9.04	7.36	22.86	-	6.88	2.43	2.43	-65.60	-64.42	-	-	16.19	250.9	250.9	67.4	80	984	0.392	
RPT Realty	RPT	6.22	15.04	4.84	0.85	0.92	7.31	6.73	8.52	81.48	6.03	-10.63	-10.63	-57.07	-45.60	-18.41	-12.84	14.15	501.4	513.2	66.2	638	4,067	0.811	
Saul Centers	BFS	30.71	57.23	25.61	2.86	3.04	10.73	10.12	6.03	63.10	6.42	-3.17	-3.17	-39.22	-40.88	-16.06	-6.37	6.90	712.5	953.2	54.0	54	1,684	0.236	
SITE Centers	SITC	7.33	15.75	4.29	0.98	0.99	7.48	7.37	1.57	60.61	4.65	-9.51	-9.51	-46.67	-46.01	-18.87	-18.04	10.91	1,415.8	1,416.8	54.7	2,371	17,508	1.237	BBB-
Tanger Factory Outlet Center	SKT	6.43	17.71	4.26	1.58	1.54	4.07	4.17	-2.31	61.40	3.72	-9.82	-9.82	-53.27	-55.72	-32.84	-23.17	22.24	598.5	630.4	74.6	2,721	18,251	3.050	BBB
Urban Edge Properties	UE	10.48	21.68	7.28	0.86	1.01	12.15	10.40	16.81	75.86	6.00	-11.71	-11.71	-44.50	-34.92	-22.20	-10.04	8.40	1,221.3	1,295.8	56.6	794	8,582	0.703	
Urstadt Biddle Ppty	UBA	9.81	24.84	9.48	1.22	1.32	8.03	7.43	8.16	76.39	4.01	-16.93	-16.93	-58.88	-52.13	-18.17	-7.89	2.85	294.2	294.2	48.7	256	2,681	0.911	
Weingarten Realty Investors	WRI	17.06	32.10	12.59	1.73	1.86	9.88	9.17	7.80	75.96	4.50	-9.88	-9.88	-44.15	-35.77	-12.78	-7.82	4.22	2,200.1	2,224.5	41.4	1,275	22,274	1.012	BBB
Wheeler Real Estate Investment Trust Inc	WHLR	1.85	3.19	0.82	-	-	-	-	-	0.00	8.11	6.32	6.32	12.80	12.12	-43.10	-30.26	0.00	17.9	18.4	95.2	27	52	0.289	
Whitestone REIT	WSR	6.60	14.48	5.05	0.96	1.05	6.90	6.31	9.41	118.75	9.73	-8.77	-8.77	-49.33	-43.92	-13.18	-4.79	6.36	278.1	284.2	68.4	277	1,855	0.667	
AVERAGE		14.82	29.86	11.49	1.57	1.68	8.62	8.02	6.68	72.28	6.24	-8.97	-8.97	-45.43	-41.39	-19.91	-12.66	8.48	1,690.7	1,724.5	59.7	1,278	16,562	0.969	
Regional Malls																									
Brookfield Property	BPYU	11.61	20.40	7.47	-	-	-	-	-	10.51	16.57	16.57	-33.80	-34.56	-	-	11.46	665.7	665.7	-	1,011	11,402	1.713	BBB-	
CBL & Associates Properties	CBL	0.18	1.69	0.17	0.71	0.79	0.26	0.23	11.19	34.09	13.08	-32.94	-32.94	-82.59	-82.59	-69.83	-55.22	0.00	35.1	40.0	98.4	15,089	3,448	9.825	BB-
Macerich	MAC	7.63	33.89	5.02	2.62	2.49	2.91	3.06	-5.00	93.75	9.80	-14.94	-14.94	-68.32	-72.84	-44.05	-32.14	26.21	1,079.9	1,159.4	81.9	15,089	32,763	3.034	
Pennsylvania Real Estate Investment Trust	PEI	1.18	6.39	0.82	0.51	0.41	2.33	2.91	-19.89	123.53	12.24	-13.24	-13.24	-75.46	-76.41	-47.64	-38.86	6.78	93.0	95.4	94.3	1,005	1,266	1.361	
Simon Property Group	SPG	62.35	161.22	44.01	10.01	10.56	6.23	5.90	5.52	67.43	5.03	-6.88	-6.88	-56.60	-59.03	-22.80	-16.00	8.34	19,055.1	21,971.9	53.6	5,396	344,614	1.809	A
Taubman Centers	TCO	38.72	53.25	26.42	2.77	2.77	13.99	13.98	0.12	72.58	8.82	2.54	2.54	26.29	0.66	-7.57	-8.45	6.97	2,385.5	3,348.5	55.9	815	31,027	1.301	
Washington Prime Group Inc	WPG	0.73	4.57	0.60	0.72	0.65	1.02	1.13	-9.72	80.65	7.35	-12.71	-12.71	-78.76	-75.67	-48.83	-35.82	68.13	137.5	163.0	94.6	2,959	2,261	1.644	BB
AVERAGE		17.49	40.20	12.07	2.89	2.94	4.46	4.54	-2.96	78.67	9.55	-8.80	-8.80	-52.75	-57.21	-40.12	-31.08	18.27	3,350.2	3,920.6	79.8	4,320	60,969	2.955	
Free Standing																									
Agree Realty	ADC	66.97	79.62	48.57	3.17	3.38	21.09	19.80	6.53	85.38	5.21	1.92	1.92	-2.79	3.70	15.07	21.55	3.58	3,606.6	3,629.9	18.3	539	34,944	0.969	
Alpine Income Property Trust	PINE	14.04	19.60	7.84	1.06	1.35	13.22	10.40	27.16	-	-	-13.65	-13.65	-23.71	-	-	-	4.27	106.0	106.0	-	52	751	0.709	
Essential Properties Realty Trust	EPRT	16.10	29.17	7.68	1.16	1.24	13.85	12.98	6.72	72.41	5.25	8.49	8.49	-33.00	-19.79	-	-	5.71	1,480.4	1,787.2	32.8	640	9,724	0.657	
Four Corners Property Trust	FCPT	25.20	32.50	13.78	1.48	1.58	17.04	15.98	6.60	82.14	5.03	3.28	3.28	-6.94	-1.64	4.38	-	4.84	1,772.2	1,779.6	30.4	391	9,180	0.518	
Getty Realty	GTY	29.63	33.66	17.38	1.82	1.90	16.28	15.61	4.27	81.40	4.81	-0.17	-0.17	-7.16	4.09	9.60	18.11	4.99	1,226.4	1,226.4	30.8	162	4,811	0.392	
National Retail Properties	NNN	35.45	58.91	26.40	2.59	2.78	13.70	12.74	7.56	73.53	4.57	1.38	1.38	-31.23	-28.79	0.49	3.46	5.87	6,096.1	6,096.1	34.5	1,275	44,692	0.733	BBB+
Postal Realty Trust	PSTL	14.72	17.21	12.00	0.86	1.08	17.17	13.58	26.38	-	-	-7.71	-7.71	-11.16	2.29	-	-	5.43	79.4	79.4	-	160	2,323	2.927	
Realty Income	O	60.05	82.44	42.50	3.28	3.43	18.29	17.50	4.56	82.96	5.33	1.32	1.32	-16.21	-9.52	6.25	9.04	4.67	20,622.1	20,650.0	28.1	1,842	108,056	0.524	A-
Seritage Growth Properties	SRG	9.31	45.50	6.49	-	-	-	-	-	10.34	-18.33	-18.33	-18.33	-76.77	-77.71	-40.77	-23.40	0.00	359.6	546.9	70.5	838	8,514	2.368	
Spirit Realty Capital	SRC	34.46	54.55	20.47	2.77	2.85	12.44	12.11	2.70	69.44	4.66	-1.15	-1.15	-26.99	-16.49	6.45	1.56	7.25	3,547.3	3,547.3	40.5	686	23,055	0.650	BBB
Store Capital REIT	STOR	23.69	40.80	14.58	1.83	1.97	12.96	12.01	7.89	70.21	5.84	-0.50	-0.50	-34.24	-27.06	5.33	7.34	5.91	5,792.3	5,792.3	41.9	2,701	61,714	1.065	BBB
AVERAGE		29.97	44.91	19.79	2.00	2.16	15.61	14.27	10.04	77.19	5.67	-2.28	-2.28	-24.56	-17.09	0.85	5.38	4.77	4,062.6	4,112.8	36.4	844	27,978	1.046	

Residential

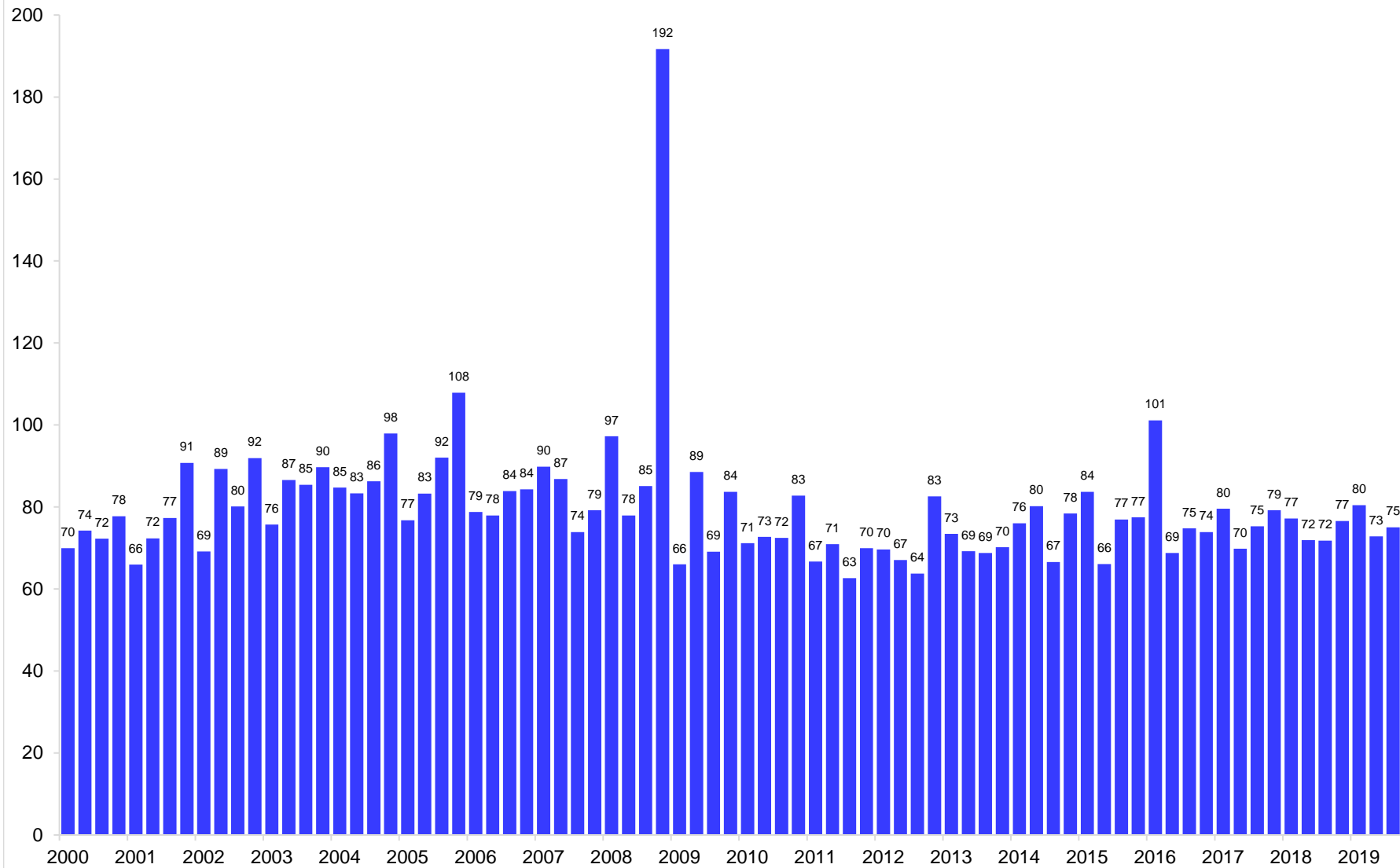
Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO Growth (%)	FFO Payout (%)	Debt/ EBITDA	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average Share Volume	Average Dollar Volume	Relative Liquidity	Long-Term Issuer Rating	
		31-Jul-2020	52 Week		2020	2021	2020	2021				2020 - 2021	2020: Q1	2020: Q1	Jul-20	QTD									YTD
Apartments																									
American Campus Communities	ACC	35.64	50.73	20.76	2.08	2.33	17.10	15.30	11.73	64.79	6.24	1.95	1.95	-22.28	-20.24	-5.37	3.23	5.27	4,904.2	4,927.3	45.2	1,169	40,100	0.818	BBB
Apartment Inv Management	AIV	38.82	55.49	25.29	2.51	2.52	15.45	15.42	0.17	65.93	2.36	3.13	3.13	-23.35	-18.87	-1.80	3.31	4.22	5,781.5	6,157.2	45.0	1,095	40,909	0.708	BBB-
Avalonbay Communities	AVB	153.12	228.07	121.08	9.12	9.20	16.79	16.64	0.86	63.64	4.68	-0.98	-0.98	-25.45	-24.04	-4.17	0.82	4.15	21,548.8	21,549.9	26.4	987	150,501	0.698	A-
Bluerock Residential Growth REIT	BRG	7.24	12.47	3.79	0.70	0.72	10.34	10.01	3.33	-	11.11	-10.40	-10.40	-36.87	-33.66	-12.42	-3.08	8.98	177.4	240.7	85.1	271	2,009	1.132	
BRT Apartments	BRT	10.32	18.45	7.51	0.87	0.90	11.86	11.47	3.45	105.26	15.32	-4.62	-4.62	-36.39	-20.51	16.46	12.66	8.53	167.2	167.2	49.1	37	402	0.240	
Camden Property	CPT	90.81	120.42	67.30	4.94	5.13	18.40	17.68	4.02	63.11	3.97	-0.45	-0.45	-12.76	-9.42	3.81	7.32	3.66	8,843.2	9,002.6	28.3	646	58,492	0.661	A-
Clipper Realty	CLPR	6.88	11.37	4.45	0.40	0.61	16.56	10.95	51.24	-	18.00	-17.53	-17.53	-35.10	-39.29	-12.49	-	5.69	119.0	294.8	75.1	39	282	0.237	
Equity Residential	EQR	53.63	88.85	51.39	3.35	3.32	16.00	16.14	-0.90	66.67	5.49	-8.82	-8.82	-32.32	-29.64	-4.54	-0.37	4.49	19,957.1	20,700.0	27.8	2,481	139,744	0.700	A-
Essex Prop Trust	ESS	220.74	332.54	182.23	13.33	13.51	16.56	16.33	1.36	55.69	4.76	-3.68	-3.68	-25.28	-24.68	-2.67	2.53	3.76	14,440.2	14,947.8	29.2	414	92,451	0.640	BBB+
Independence Realty Trust	IRT	11.50	16.50	7.04	0.75	0.77	15.41	14.96	2.98	105.88	10.00	1.13	1.13	-15.63	-1.34	11.31	15.26	4.17	1,089.1	1,099.3	48.0	581	6,477	0.595	
Investors Real Estate Trust	IRET	72.30	84.68	44.36	3.24	3.45	22.29	20.96	6.32	90.91	8.35	2.57	2.57	2.09	18.37	10.30	5.88	3.87	878.4	977.1	40.8	67	4,781	0.544	
Mid-America Apartment Comm	MAA	119.19	147.77	84.67	6.04	6.33	19.72	18.83	4.72	60.76	4.84	4.86	4.86	-7.31	4.47	8.57	12.07	3.36	13,629.5	14,118.8	25.0	562	63,779	0.468	BBB+
NextPoint Residential Trust	NXRT	38.23	52.00	21.69	1.96	2.06	19.47	18.60	4.65	59.78	11.81	8.15	8.15	-13.59	-8.74	18.88	29.14	3.27	929.0	931.8	61.4	121	4,295	0.462	
Preferred Apartment Communities	APTS	7.23	15.13	5.50	-2.69	1.06	-2.69	6.85	-139.26	66.67	9.94	-4.87	-4.87	-42.78	-45.39	-19.66	-2.15	9.68	344.0	350.4	88.6	363	2,656	0.772	
UDR	UDR	36.20	50.93	30.04	2.08	2.07	17.36	17.46	-0.55	63.24	5.12	-2.19	-2.19	-20.39	-18.71	0.74	4.75	3.98	10,674.9	11,512.2	29.5	1,605	58,504	0.548	BBB+
AVERAGE		60.11	85.69	45.14	3.25	3.60	15.37	15.18	-3.06	71.72	8.13	-2.12	-2.12	-23.16	-18.11	0.46	6.53	5.14	6,898.9	7,131.8	46.8	696	44,359	0.615	
Manufactured Homes																									
Equity Lifestyle Properties	ELS	68.32	77.28	45.24	2.10	2.27	32.57	30.15	8.04	48.67	3.19	9.35	9.35	-1.80	12.26	18.68	21.45	2.01	12,444.3	12,836.4	17.6	842	54,428	0.437	
Sun Communities	SUI	149.93	172.66	101.94	4.89	5.39	30.64	27.82	10.14	59.66	5.54	10.50	10.50	1.12	15.44	22.14	20.12	2.11	14,733.5	15,141.2	20.0	487	68,068	0.462	
UMH Properties	UMH	12.30	16.64	9.11	0.61	0.78	20.25	15.72	28.81	47.37	4.53	-4.87	-4.87	-19.64	-1.22	-4.52	11.23	5.85	506.4	506.4	45.2	149	1,834	0.362	
AVERAGE		76.85	88.86	52.10	2.53	2.81	27.82	24.56	15.66	51.90	4.42	4.99	4.99	-6.77	8.83	12.10	17.60	3.32	9,228.1	9,494.7	27.6	493	41,443	0.421	
Single Family Homes																									
American Homes 4 Rent	AMH	29.00	29.52	18.15	1.11	1.20	26.08	24.22	7.68	18.52	4.92	7.81	7.81	11.06	20.71	8.96	12.94	0.69	8,709.2	10,298.9	23.6	1,427	39,274	0.451	BBB-
Front Yard Residential	RESI	8.67	13.12	6.05	0.44	0.56	19.57	15.39	27.21	-	16.28	-0.34	-0.34	-28.86	-25.95	-8.48	-7.04	6.92	468.8	468.8	77.6	316	2,695	0.575	
Invitation Homes	INVH	29.82	32.61	16.13	1.27	1.32	23.47	22.63	3.71	50.00	9.19	8.32	8.32	0.59	10.76	14.01	-	2.01	16,215.2	16,378.1	35.6	2,740	76,821	0.474	
AVERAGE		22.50	25.08	13.44	0.94	1.03	23.04	20.75	12.87	34.26	10.13	5.26	5.26	-5.74	1.84	4.83	2.95	3.21	8,464.4	9,048.6	45.6	1,494	39,597	0.500	

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 Share Volume	Average Dollar Volume	Relative Liquidity	Long-Term Issuer Rating	
		31-Jul-2020	52 Week		2020	2021	2020	2021	Growth (%)	Payout (%)	EBITDA	Jul-20	QTD	YTD	1-Yr	3-Yr									5-Yr
Self Storage																									
CubeSmart	CUBE	29.67	36.31	20.85	1.61	1.62	18.38	18.30	0.42	80.00	4.87	9.93	9.93	-3.42	-8.68	10.90	6.53	4.45	5,743.8	5,799.7	27.4	1,001	28,104	0.489	BBB
Extra Space Storage	EXR	103.34	123.52	74.61	4.85	4.92	21.29	21.02	1.31	74.78	5.99	11.88	11.88	-0.33	-4.78	13.09	10.95	3.48	13,339.8	13,950.4	30.0	828	80,659	0.605	
Global Self Storage Inc	SELF	3.74	4.88	3.21	-	-	-	-	-	130.00	6.00	-2.86	-2.86	-10.05	-4.31	-2.88	5.83	6.95	35.0	35.0	39.1	14	54	0.153	
Life Storage	LSI	98.13	119.00	70.39	5.74	5.91	17.09	16.61	2.94	75.76	5.58	4.52	4.52	-6.43	4.90	15.21	4.95	4.36	4,603.4	4,627.8	31.6	313	29,893	0.649	BBB
National Storage Affiliates Trust	NSA	30.82	38.11	22.82	1.59	1.64	19.36	18.84	2.76	81.08	6.66	7.54	7.54	-6.30	6.09	15.04	26.48	4.28	2,096.6	3,567.6	34.7	280	8,270	0.394	
Public Storage	PSA	199.88	264.74	160.61	10.49	10.63	19.06	18.61	1.31	79.37	0.72	4.16	4.16	-4.29	-14.54	2.83	3.07	4.00	34,937.6	34,993.9	8.1	743	143,291	0.410	A
AVERAGE		77.60	97.76	58.75	4.86	4.94	19.04	18.72	1.75	86.63	4.97	5.86	5.86	-5.14	-3.55	9.03	9.64	4.59	10,126.0	10,494.1	28.5	530	48,378	0.450	
Timber																									
CatchMark Timber Trust	CTT	9.76	12.20	5.17	0.63	0.69	15.62	14.14	10.40	-	-	10.28	10.28	-12.28	1.56	-0.39	3.23	5.53	475.7	475.7	50.5	196	1,840	0.387	
PotlatchDeltic	PCH	42.81	47.48	23.42	3.36	2.60	12.74	16.47	-22.62	-	6.60	12.57	12.57	1.04	21.00	2.81	10.07	3.74	2,866.2	2,866.2	23.3	506	20,588	0.718	BBB-
Rayonier	RYN	27.78	32.80	18.71	0.88	1.14	31.57	24.37	29.55	-	3.36	12.06	12.06	-13.01	-0.07	2.15	6.40	3.89	3,923.7	3,923.7	29.5	528	14,029	0.358	BBB-
Weyerhaeuser	WY	27.81	31.30	13.47	-	-	-	-	-	-	-	23.82	23.82	-6.75	13.55	-1.60	2.15	4.89	20,752.0	20,752.0	27.4	5,395	135,318	0.652	BBB
AVERAGE		27.04	30.95	15.19	1.62	1.48	19.98	18.33	5.78	-	4.98	14.68	14.68	-7.75	9.01	0.74	5.46	4.51	7,004.4	7,004.4	32.7	1,656	42,944	0.529	
Infrastructure																									
American Tower Corp	AMT	261.39	271.29	179.09	8.26	9.17	31.65	28.51	11.02	48.55	5.66	1.10	1.10	14.72	25.67	26.64	24.82	1.68	115,875.9	115,875.9	21.7	1,417	371,090	0.320	BBB-
CorEnergy Infrastructure Trust	CORR	8.76	49.57	7.54	-1.77	-0.40	-4.95	-21.90	-77.40	133.93	2.57	-4.26	-4.26	-79.99	-77.15	-32.60	-14.97	2.28	119.6	119.6	47.9	400	3,387	2.833	
Crown Castle Intl Corp	CCI	166.70	174.56	116.98	6.07	6.75	27.47	24.70	11.19	82.72	6.35	-0.39	-0.39	19.14	29.28	22.67	19.69	2.88	69,472.4	69,472.4	27.9	2,157	365,933	0.527	BBB-
Power REIT	PW	25.97	32.17	7.06	-	-	-	-	-	0.00	6.40	-9.69	-9.69	188.50	188.18	49.62	39.85	0.00	49.7	49.7	30.5	31	819	1.648	
SBA Communications	SBAC	311.54	318.26	215.46	9.31	10.27	33.45	30.32	10.32	-	8.90	4.57	4.57	29.70	27.74	31.59	21.02	0.60	34,775.6	34,775.6	28.0	571	172,460	0.496	BB
Uniti Group	UNIT	9.90	10.94	4.96	1.75	1.71	5.65	5.80	-2.66	133.33	6.42	5.88	5.88	25.72	26.77	-19.72	-4.94	6.06	1,913.3	1,954.5	72.9	1,557	14,801	0.774	CCC-
AVERAGE		130.71	142.80	88.52	4.73	5.50	18.65	13.49	-9.51	79.71	6.05	-0.46	-0.46	32.96	36.75	13.03	14.25	2.25	37,034.4	37,041.3	38.1	1,022	154,748	1.100	
Data Centers																									
CoreSite Realty	COR	129.05	129.05	93.45	5.19	5.52	24.87	23.38	6.38	88.00	4.82	6.60	6.60	17.52	28.39	10.25	25.35	3.78	5,229.5	6,723.3	22.2	317	39,196	0.750	
CyrusOne	CONE	83.42	86.50	45.07	3.85	4.07	21.66	20.50	5.67	-	3.39	14.67	14.67	29.47	49.68	15.33	26.05	2.40	9,610.0	9,610.0	29.0	867	67,282	0.700	BB+
Digital Realty Trust	DLR	160.54	161.10	107.90	5.97	6.49	26.88	24.72	8.73	108.85	5.22	12.97	12.97	36.36	45.35	15.61	24.61	2.79	43,058.7	44,579.5	25.9	1,477	218,622	0.508	BBB
Equinix Inc	EQIX	785.48	794.04	489.14	24.45	26.56	32.12	29.57	8.61	61.96	4.96	11.84	11.84	35.69	59.14	22.74	26.54	1.35	69,261.3	69,261.3	20.0	354	259,533	0.375	BBB-
QTS Realty Trust	QTS	71.95	72.56	43.98	2.76	2.98	26.06	24.11	8.09	-	4.99	12.26	12.26	34.89	60.95	14.55	15.49	2.61	4,336.5	4,816.7	28.4	595	40,001	0.922	BB-
AVERAGE		246.09	248.65	155.91	8.45	9.13	26.32	24.46	7.50	86.27	4.68	11.67	11.67	30.79	48.70	15.70	23.61	2.59	26,299.2	26,998.2	25.1	722	124,927	0.651	
Specialty																									
CoreCivic	CXW	8.91	18.30	8.73	2.00	2.40	4.46	3.71	20.00	67.19	4.26	-4.81	-4.81	-45.26	-42.51	-25.55	-17.62	19.75	1,065.9	1,065.9	66.9	1,145	10,431	0.979	BB
EPR Properties	EPR	28.63	79.51	13.92	3.47	3.96	8.24	7.23	13.98	90.24	5.66	-13.58	-13.58	-57.87	-59.00	-21.74	-7.40	16.03	2,250.0	2,250.0	61.1	845	26,660	1.185	BBB-
Farmland Partners REIT	FPI	6.91	7.33	5.20	0.24	0.27	29.09	26.08	11.58	-	18.46	0.88	0.88	3.51	15.81	-4.39	-4.82	2.89	206.4	222.9	69.8	104	723	0.350	
Gaming & Leisure Properties	GLPI	36.21	50.30	15.14	3.31	3.33	10.96	10.89	0.61	98.55	6.46	4.65	4.65	-12.64	3.22	5.80	9.80	1.33	7,789.4	7,789.4	44.4	884	30,271	0.889	BB+
Geo Group	GEO	10.63	18.35	10.06	2.29	2.74	4.64	3.88	19.65	96.00	6.00	-6.45	-6.45	-28.95	-31.72	-21.06	-7.29	18.06	1,290.1	1,290.1	66.3	1,758	19,879	1.541	BB-
Gladstone Land	LAND	16.08	16.50	9.66	0.69	0.63	23.42	25.52	-8.25	111.13	13.72	1.67	1.67	26.89	45.90	14.69	14.92	3.34	343.3	343.3	60.6	157	2,487	0.724	
Iron Mountain	IRM	28.19	34.45	21.52	2.11	2.47	13.36	11.41	17.06	152.75	7.51	8.01	8.01	-7.65	3.95	-1.36	5.66	8.78	8,115.4	8,115.4	60.8	2,484	67,406	0.831	BB-
Lamar Advertising	LAMR	65.73	96.19	32.33	4.80	5.23	13.69	12.58	8.85	-	5.84	-1.54	-1.54	-24.74	-15.03	2.46	6.82	3.04	5,675.1	5,675.1	43.2	634	41,409	0.730	BB
Outfront Media	OUT	14.41	30.96	7.99	0.66	1.61	21.72	8.97	142.21	-	8.93	1.69	1.69	-45.45	-44.68	-9.08	-5.06	10.55	2,080.1	2,080.1	67.0	1,458	20,796	1.000	BB-
Safhold Inc	SAFE	50.43	66.01	27.22	1.40	1.56	36.02	32.37	11.29	-	6.85	-12.28	-12.28	26.31	55.61	43.03	-	1.29	2,573.7	3,204.1	28.6	133	6,984	0.271	
VICI Properties	VICI	21.71	28.15	11.20	1.36	1.79	15.94	12.14	31.24	77.70	4.96	7.53	7.53	-12.17	7.82	-	-	5.48	10,173.7	10,173.7	41.8	4,402	91,783	0.902	BB
AVERAGE		26.17	40.55	14.82	2.03	2.36	16.50	14.07	24.38	99.08	8.06	-1.29	-1.29	-16.18	-5.51	-1.72	-0.55	8.23	3,778.5	3,837.3	55.5	1,273	28,984	0.809	

Mortgage

Name	Ticker	Share Price (\$)			FFO per Share		Price/FFO		FFO Growth (%)	FFO Payout (%)	Debt/EBITDA	Total Return (%)					Dividend Yield (%)	Equity Market Cap (\$M)	Implied Market Cap (\$M)	Debt Ratio (%)	Average Share Volume	Average Dollar Volume	Relative Liquidity	Long-Term Issuer Rating			
		31-Jul-2020	52 Week		2020	2021	2020	2021				2020 - 2021	2020: Q1	2020: Q1	Jul-20	QTD									YTD	1-Yr	3-Yr
Home Financing																											
AG Mortgage Investment Trust	MITT	2.79	16.66	1.63	-	-	-	-	-	-	13.82	-12.54	-12.54	-81.91	-81.93	-41.40	-23.53	64.52	91.6	91.6	81.1	2,027	6,467	7.062			
AGNC Investment	AGNC	13.60	19.62	9.38	2.22	2.28	6.13	5.96	2.70	-	25.27	6.36	6.36	-17.68	-10.86	-3.26	4.79	10.59	7,720.7	7,720.7	91.4	7,876	104,336	1.351			
Annaly Capital Management	NLY	7.41	10.50	4.02	-	-	-	-	-	-	-	12.96	12.96	-15.11	-11.58	-4.34	5.83	11.88	10,599.4	10,599.4	89.0	15,058	104,302	0.984			
Anworth Mortgage Asset	ANH	1.81	3.78	0.83	-	-	-	-	-	-	82.27	6.47	6.47	-45.33	-47.21	-24.79	-8.30	11.05	179.1	179.1	92.9	789	1,376	0.768			
Arlington Asset Investment Cor	AI	2.72	6.09	1.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.1	100.1	82.1	288	844	1.445			
ARMOUR Residential REIT	ARR	9.34	21.13	6.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	603.2	603.2	87.5	934	4,718	1.445			
Capstead Mortgage	CMO	6.15	8.36	2.98	0.68	0.68	9.04	9.04	0.00	-	48.31	12.02	12.02	-17.68	-19.91	-7.91	-3.56	9.76	592.8	592.8	93.5	728	4,180	0.705			
Cherry Hill Mortgage Investment	CHMI	9.23	16.31	2.89	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11.70	150.4	150.4	91.2	254	2,282	1.518		
Chimera Investment	CIM	8.99	22.98	6.50	-	-	-	-	-	-	18.00	-6.45	-6.45	-52.82	-47.16	-12.46	3.25	13.35	1,728.0	1,728.0	88.8	3,420	31,079	1.798			
Dymex Capital	DX	15.45	20.17	8.54	-	-	-	-	-	-	-	8.94	8.94	-2.35	6.46	1.93	4.88	10.10	355.1	355.1	91.0	304	4,453	1.254			
Ellington Financial Inc	EFC	11.76	19.09	3.90	-	-	-	-	-	-	-	14.77	0.58	0.58	-31.00	-24.80	0.70	2.53	9.18	515.6	518.1	81.5	240	2,812	0.545		
Ellington Residential Mortgage REIT	EARN	11.05	11.86	3.98	-	-	-	-	-	-	-	19.67	7.28	7.28	10.02	10.60	2.57	8.08	10.14	136.1	136.1	87.8	88	916	0.673		
Great Ajax	AJX	8.62	15.91	4.11	-	-	-	-	-	-	-	13.20	-6.30	-6.30	-40.43	-33.77	-7.38	-1.74	7.89	197.6	203.0	83.8	111	952	0.482		
Hunt Companies Finance Trust	HCFT	2.21	3.38	1.00	-	-	-	-	-	-	-	18.55	-16.60	-16.60	-26.67	-26.45	-15.38	-8.05	13.57	55.1	55.1	89.1	47	113	0.206		
Invesco Mortgage Capital	IVR	3.07	18.26	1.95	-	-	-	-	-	-	-	16.45	-17.45	-17.45	-78.23	-76.68	-34.16	-16.23	2.61	506.4	506.4	54.5	9,239	30,704	6.063		
MFA Financial	MFA	2.63	8.03	0.36	-	-	-	-	-	-	-	13.31	5.62	5.62	-61.10	-56.33	-23.02	-8.59	30.42	1,191.7	1,191.7	81.6	11,397	29,165	2.447		
New Residential Investment Corp.	NRZ	7.93	17.63	3.33	-	-	-	-	-	-	-	8.20	8.20	-49.62	-44.85	-13.56	-1.76	5.04	3,296.1	3,296.1	85.1	5,940	44,011	1.335			
New York Mortgage Trust	NYMT	2.62	6.44	1.02	-1.62	0.21	-1.62	12.48	-112.96	-	-	0.38	0.38	-57.14	-53.39	-16.41	-7.70	7.63	989.0	989.0	70.8	3,946	9,931	1.004			
Orchid Island Capital	ORC	5.14	6.69	1.88	-	-	-	-	-	-	24.97	10.43	10.43	-2.61	-1.25	-4.64	5.93	14.01	340.5	340.5	91.1	868	4,164	1.223			
PennyMac Mortgage Investment Trust	PMT	18.85	23.57	5.68	-	-	-	-	-	-	14.06	9.96	9.96	-11.41	-6.53	12.61	12.39	8.49	1,882.0	1,882.0	78.5	1,026	18,623	0.990			
Ready Capital Corporation	RC	8.02	16.86	3.99	-	-	-	-	-	-	-	-7.71	-7.71	-43.35	-40.21	-8.76	-2.72	12.47	417.3	426.2	90.3	293	2,381	0.571			
Redwood Trust	RWT	7.13	17.98	2.56	-	-	-	-	-	-	-	1.86	1.86	-54.96	-54.35	-19.70	-7.56	7.01	818.6	818.6	92.0	1,890	12,682	1.549			
Two Harbors Investment	TWO	5.43	15.83	2.42	-	-	-	-	-	-	-	7.74	7.74	-61.40	-55.62	-22.19	-10.68	10.31	1,485.3	1,485.3	92.9	5,415	27,922	1.880			
Western Asset Mortgage Capital	WMC	2.11	11.28	1.45	-	-	-	-	-	-	-	15.08	-22.99	-22.99	-79.57	-77.93	-34.86	-22.55	58.77	112.7	112.7	93.3	1,051	2,379	2.110		
AVERAGE		7.25	14.13	3.43	0.43	1.06	4.52	9.16	-36.75	-	24.13	0.13	0.13	-39.48	-36.76	-14.16	-4.22	16.10	1,419.4	1,420.1	85.9	3,051	18,950	1.617			
Commercial Financing																											
Apollo Commercial Real Estate Finance	ARI	9.30	19.68	4.24	-	-	-	-	-	-	6.21	-5.20	-5.20	-44.44	-43.32	-10.24	-0.88	15.05	1,430.6	1,430.6	74.8	1,081	10,036	0.702	BB-		
Arbor Realty Trust	ABR	10.19	15.53	4.06	1.27	1.23	8.04	8.29	-3.02	103.85	11.21	10.28	10.28	-24.92	-7.67	18.39	18.96	11.78	1,123.5	1,332.2	80.2	1,545	13,460	1.198			
Ares Commercial Real Estate	ACRE	9.13	17.68	4.19	-	-	-	-	-	-	11.92	0.11	0.11	-37.48	-31.93	-1.45	3.03	14.46	305.3	305.3	83.4	348	3,021	0.989			
Blackstone Mortgage Trust	BXMT	24.07	40.51	13.02	-	-	-	-	-	-	-	-	-	-0.08	-0.08	-31.56	-25.83	-0.26	4.49	10.30	3,498.7	3,498.7	-	1,146	26,334	0.753	
Broadmark Realty Capital Inc (A)	BRMK	9.22	12.75	5.82	-	-	-	-	-	-	-	-	-	-2.01	-2.01	-23.89	-5.45	-	5.21	1,218.1	1,218.1	-	603	5,559	0.456		
Colony Credit Real Estate (A)	CLNC	6.30	14.66	2.81	-	-	-	-	-	-	12.68	-10.26	-10.26	-50.20	-57.61	-	-	19.05	809.5	828.9	83.5	418	2,720	0.336			
Exantas Capital	XAN	2.23	12.48	1.06	-	-	-	-	-	-	-	-	-	-15.85	-15.85	-81.12	-79.16	-36.98	-26.17	49.33	71.5	71.5	94.8	808	1,904	2.664	
Granite Point Mortgage Trust	GPMT	6.79	18.88	2.25	-	-	-	-	-	-	12.64	-5.43	-5.43	-63.06	-62.80	-23.51	-	24.74	374.4	374.4	89.6	701	4,684	1.251			
Hannon Armstrong Sustainable Infrastructure C	HASI	35.03	42.40	16.47	-	-	-	-	-	-	-	24.57	24.57	12.26	34.55	21.40	18.55	3.88	2,541.0	2,550.7	45.0	653	21,027	0.827	BB+		
iStar Inc.	STAR	11.61	16.94	6.10	-	-	-	-	-	-	-	15.43	-5.76	-5.76	-18.65	-9.13	1.44	-0.98	3.79	888.1	888.1	78.9	406	4,793	0.540	BB-	
Jernigan Capital	JCAP	14.01	20.54	9.34	0.25	0.39	56.04	36.23	54.67	-	-	0.74	2.41	2.41	-24.01	-23.99	-6.51	1.49	6.57	326.0	326.0	46.0	140	1,926	0.591		
KKR Real Estate Finance Trust	KREF	16.65	21.74	9.72	-	-	-	-	-	-	-	16.85	0.42	0.42	-13.89	-8.99	1.76	-	10.33	923.7	923.7	81.7	244	3,962	0.429		
Ladder Capital	LADR	7.77	18.86	3.39	-	-	-	-	-	-	-	13.81	-4.07	-4.07	-54.95	-49.78	-8.42	-3.36	10.30	841.8	944.3	83.4	1,000	7,496	0.891		
NexPoint Real Estate Finance	NREF	15.90	19.21	6.34	1.74	1.72	9.14	9.24	-1.15	-	-	-	-	-5.07	-5.07	-11.25	-	-	5.03	83.7	83.7	-	40	613	0.733		
Sachem Capital	SACH	3.32	4.86	1.23	-	-	-	-	-	-	-	2.74	16.07	16.07	-18.67	-26.75	-2.52	-	14.46	73.4	73.4	46.5	80	251	0.342		
Starwood Property Trust Inc.	STWD	14.95	26.14	8.80	-	-	-	-	-	-	-	11.39	-0.07	-0.07	-35.27	-28.00	-3.25	1.89	12.84	4,219.7	4,219.7	73.5	2,686	39,010	0.924	BB	
TPG RE Finance Trust	TRTX	8.68	20.87	2.52	-	-	-	-	-	-	-	12.44	0.93	0.93	-54.00	-50.75	-16.73	-	9.22	663.3	663.3	85.1	567	4,575	0.690		
Tremont Mortgage Trust REIT	TRMT	2.24	6.32	1.67	-	-	-	-	-	-	-	14.00	-26.97	-26.97	-52.67	-44.29	-	-	1.79	18.5	18.5	88.6	19	48	0.262		
AVERAGE		11.52	19.45	5.72	1.09	1.11	24.40	17.92	16.83	103.85	10.93	-1.44	-1.44	-34.88	-30.61	-4.78	1.70	12.67	1,078.4	1,097.3	75.7	694	8,412	0.810			

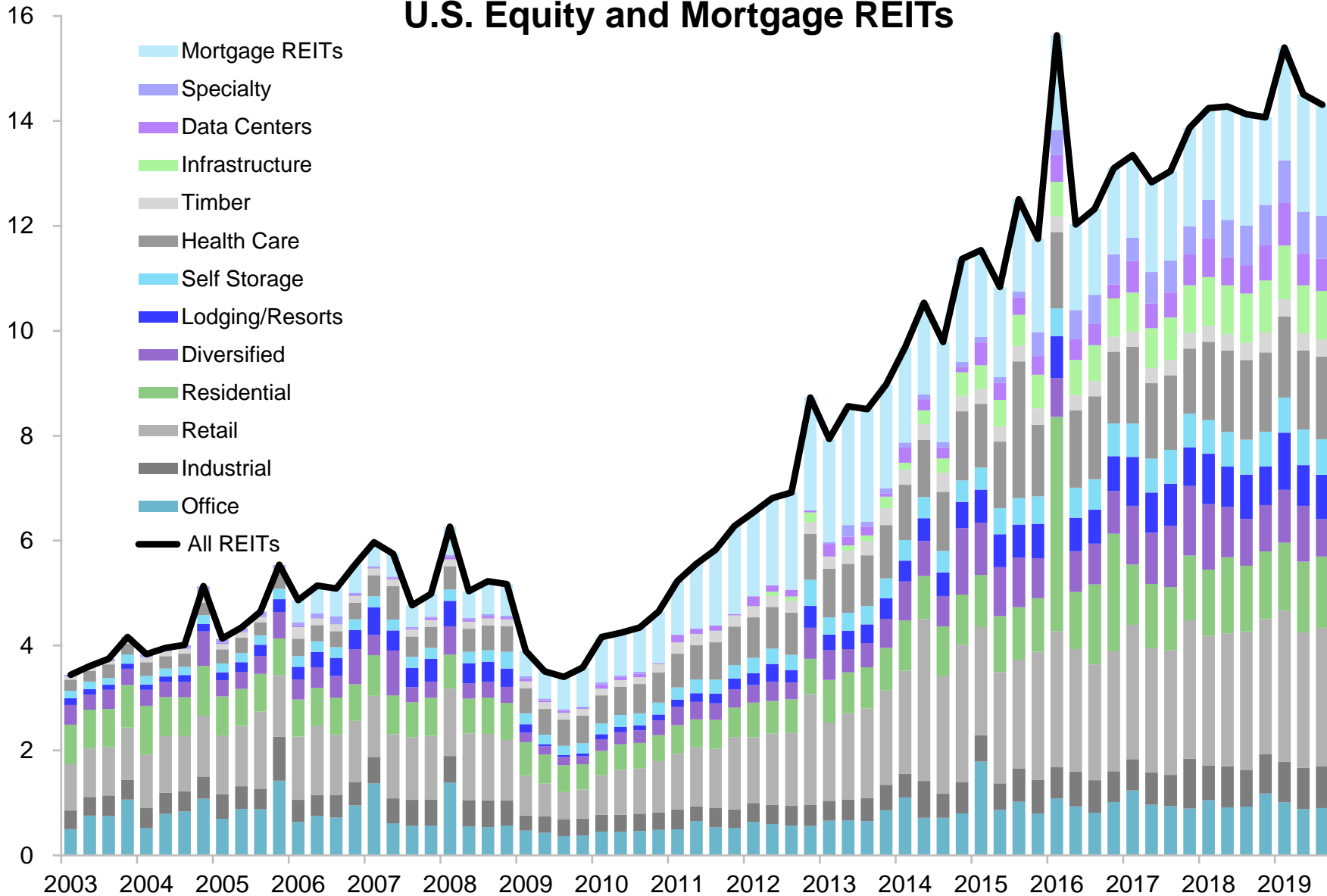
FTSE Nareit All Equity REITs:
Dividend Payout Ratio (%)
Quarterly, 2000: Q1 - 2019: Q3



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

Billions of dollars

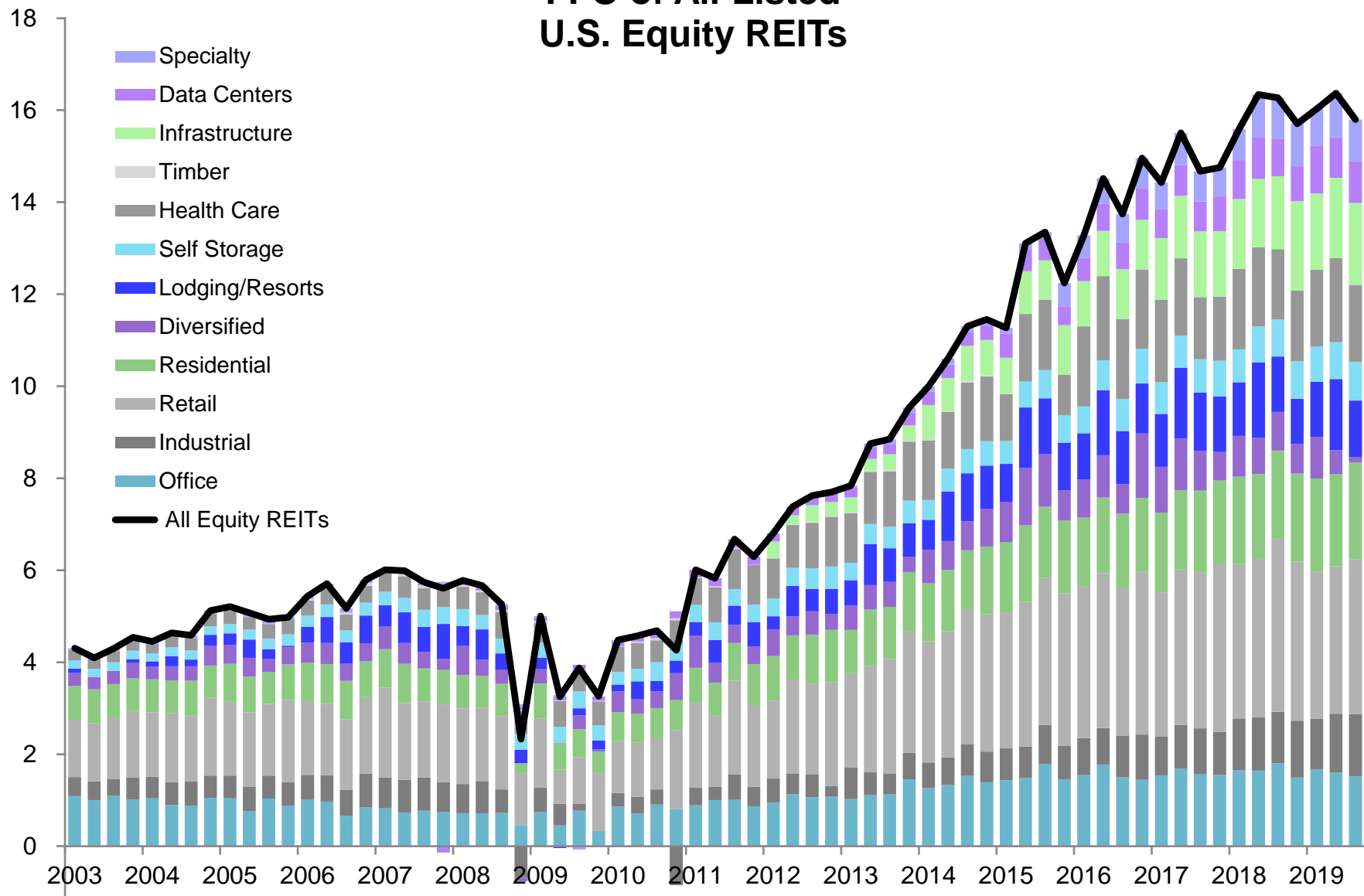
Dividends Paid by All Listed U.S. Equity and Mortgage REITs



Source: S&P Global Market Intelligence, Nareit T-Tracker^(R)

Billions of dollars

FFO of All Listed U.S. Equity REITs



(2) Source: S&P Global Market Intelligence, Nareit T-Tracker^(R)

FTSE Nareit All REITs
Summary of Dividends and FFO by Property Sector
September 30, 2019

Sector	Number of Constituents	Implied Market Cap (\$M)	2019:Q3			2019: YTD	
			Total Dividends (\$M)	Funds From Operations (\$M)	Payout Ratio (%)	Total Dividends (\$M)	Funds From Operations (\$M)
Office	20	107,522	900	1,519	59.2	2,796	4,790
Industrial	14	114,765	795	1,348	59.0	2,355	3,724
Retail	36	186,632	2,642	3,370	78.4	8,101	9,781
Shopping Centers	19	62,562	810	1,048	77.3	2,319	3,169
Regional Malls	7	65,045	1,316	1,643	80.1	4,161	4,727
Free Standing	10	59,024	516	678	76.0	1,621	1,885
Residential	22	200,332	1,359	2,104	64.6	4,000	6,122
Apartments	15	147,234	1,103	1,638	67.3	3,269	4,765
Manufactured Homes	3	27,240	145	233	62.0	416	658
Single Family Homes	4	25,858	111	233	47.9	315	699
Diversified	18	63,939	713	120	594.3	2,782	1,552
Lodging/Resorts	19	49,123	844	1,227	68.8	2,714	3,976
Health Care	17	132,417	1,578	1,659	95.1	4,641	5,159
Self Storage	6	74,037	679	845	80.4	2,027	2,409
Timber	4	27,570	325	-	-	974	-
Infrastructure	6	185,089	925	1,792	51.6	2,864	5,192
Data Centers	5	95,648	614	905	67.8	2,024	2,829
Specialty	11	52,040	821	905	90.7	2,434	2,662
Equity REITs	178	1,289,111	12,195	15,796	75.1	37,713	48,195
Home Financing	24	52,082	1,616	-	-	4,878	-
Commercial Financing	16	25,063	500	-	-	1,627	-
Mortgage REITs	40	77,145	2,116	-	-	6,506	-

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

Summary of Financial Leverage by Property Sector
2020: Q1

(Publicly Traded Real Estate Investment Trusts)

Sector	Number of Companies	Implied Market Capitalization (\$M)	Debt Ratio	Interest Coverage	Fixed Charge Coverage
Office	20	83,181	42.9	7.10	6.94
Industrial	14	104,508	22.2	8.59	7.47
Retail	36	85,808	55.9	3.73	3.58
Shopping Centers	19	29,426	56.7	4.08	3.78
Regional Malls	7	19,505	70.9	3.30	3.23
Free Standing	10	36,877	38.0	4.06	3.92
Residential	21	146,913	32.1	5.28	4.96
Apartments	15	102,911	32.5	6.22	5.96
Manufactured Homes	3	23,472	22.6	3.41	3.03
Single Family Homes	3	20,530	39.2	3.28	2.98
Diversified	18	32,522	46.6	2.83	2.59
Lodging/Resorts	17	17,795	57.4	-1.40	-1.27
Health Care	17	79,483	44.2	5.13	5.12
Self Storage	6	57,319	17.2	9.31	6.10
Timber	4	18,144	35.1	4.25	4.25
Infrastructure	6	157,955	27.9	3.67	3.50
Data Centers	5	108,095	23.7	6.51	5.79
Specialty	11	22,165	61.6	1.74	1.69
Equity Totals	175	913,887	37.0	4.49	4.23
Commercial Financing	16	12,547	83.6	-0.25	-0.24
Home Financing	24	21,990	92.1	-1.95	-1.84
Mortgage Totals	40	34,537	90.3	-1.57	-1.48
Industry Totals	215	948,424	47.5	2.29	2.16

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 Markets

(Percent change, as of Jul 31, 2020)

(All values based in U.S. dollars)

Period	Global			North America			Asia			Europe		
	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend
	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield	Total	Price	Yield
Annual (including current year to date)												
2011	-5.82	-9.40	4.20	8.19	4.11	3.93	-19.61	-22.56	4.28	-12.34	-16.01	5.02
2012	28.65	23.79	3.62	18.14	13.82	3.79	45.52	40.35	3.14	30.70	24.51	4.29
2013	4.39	0.72	3.73	1.27	-2.56	4.18	4.37	1.21	3.01	16.21	11.64	3.87
2014	15.89	11.73	3.35	28.15	23.23	3.65	0.22	-2.97	2.84	10.41	6.49	3.22
2015	0.05	-3.41	3.60	1.81	-2.00	3.91	-7.25	-10.17	3.28	6.67	3.33	3.09
2016	4.99	1.27	3.79	8.18	4.27	4.05	6.11	2.48	3.38	-7.28	-10.44	3.53
2017	11.42	7.19	3.84	4.57	0.35	4.20	16.10	12.10	3.38	29.12	24.44	3.40
2018	-4.74	-8.37	4.30	-3.89	-7.65	4.62	-1.46	-5.03	3.65	-12.13	-15.42	4.33
2019	23.06	18.40	3.83	24.51	19.66	4.00	17.10	12.98	3.60	27.34	22.42	3.64
2020	-18.68	-20.61	4.46	-18.26	-20.16	4.32	-21.55	-23.28	4.79	-15.84	-18.14	4.46
Quarter (including current quarter to date)												
2019: Q3	4.87	3.93	3.76	7.51	6.47	3.80	-0.49	-1.25	3.56	4.13	3.28	3.92
Q4	1.96	1.07	3.83	-0.86	-1.84	4.00	1.98	0.96	3.60	12.22	11.83	3.64
2020: Q1	-28.34	-29.11	5.18	-29.25	-30.05	5.48	-26.85	-27.52	4.87	-27.50	-28.34	4.72
Q2	10.33	9.24	4.59	11.69	10.56	4.60	8.59	7.52	4.66	8.91	7.93	4.47
Q3	2.85	2.52	4.46	3.45	3.24	4.32	-1.24	-1.55	4.79	6.59	5.83	4.46
Month												
2020: Feb	-8.19	-8.39	4.11	-8.12	-8.33	4.28	-8.33	-8.62	3.91	-8.29	-8.32	3.86
Mar	-22.62	-23.18	5.18	-23.95	-24.52	5.48	-20.48	-20.84	4.87	-21.25	-22.08	4.72
Apr	7.12	6.88	4.83	8.32	8.09	4.99	7.08	6.89	4.65	3.51	3.15	4.60
May	0.29	0.01	4.75	-0.27	-0.51	4.86	-0.33	-0.69	4.68	3.15	2.86	4.52
Jun	2.70	2.20	4.59	3.39	2.80	4.60	1.75	1.29	4.66	2.00	1.73	4.47
Jul	2.85	2.52	4.46	3.45	3.24	4.32	-1.24	-1.55	4.79	6.59	5.83	4.46
Historical (compound annual rates at month-end)												
1-Year	-13.40	-16.75		-14.20	-17.69		-19.68	-22.73		-0.09	-3.39	
3-Year	-0.35	-4.18		-0.20	-4.18		-1.77	-5.34		1.07	-2.63	
5-Year	2.09	-1.74		2.65	-1.37		0.81	-2.77		2.00	-1.65	
10-Year	6.49	2.57		7.63	3.51		4.06	0.50		7.45	3.40	
15-Year	4.71	0.73		5.33	1.03		4.30	0.70		3.84	-0.12	
20-Year	7.81	3.50		8.82	3.99		6.15	2.45		8.30	4.21	
25-Year	7.49	3.08		9.76	4.37		5.43	1.82		7.56	3.52	

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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