

**Constituent Companies of the FTSE NAREIT All REITs Index**

December 31, 2012

Number of REITs	Company	Ticker Symbols	Investment Sector	Property Subsector	Equity Market Capitalization (\$M)
<b>Summary by Property Sector and Subsector</b>					
<b>139</b>	<b>Equity REITs</b>				<b>544,414.9</b>
31	Industrial/Office				87,961.0
19	Office				54,845.5
7	Industrial				22,709.4
5	Mixed				10,406.1
34	Retail				141,796.6
20	Shopping Centers				41,961.0
8	Regional Malls				86,797.9
6	Free Standing				13,037.7
19	Residential				80,676.7
16	Apartments				76,537.5
3	Manufactured Homes				4,139.2
17	Diversified				40,383.3
17	Lodging/Resorts				30,294.2
4	Self Storage				32,427.9
11	Health Care				70,002.5
4	Timber				30,209.0
2	Infrastructure				30,647.7
<b>33</b>	<b>Mortgage REITs</b>				<b>59,000.3</b>
19	HomeFinancing				48,966.4
14	CommercialFinancing				10,033.9
<b>172</b>	<b>Industry Totals</b>				<b>603,415.3</b>

**Investment Sector: Equity**

**Property Sector: Industrial/Office**

1	Boston Properties Inc.	BXP	Equity	Office	15,852.0
2	SL Green Realty Corp.	SLG	Equity	Office	6,870.5
3	Alexandria Real Estate Equities Inc.	ARE	Equity	Office	4,414.9
4	Kilroy Realty Corp.	KRC	Equity	Office	3,538.2
5	Douglas Emmett Inc.	DEI	Equity	Office	3,252.6
6	Piedmont Office Realty Trust Inc.	PDM	Equity	Office	3,048.6
7	BioMed Realty Trust Inc.	BMR	Equity	Office	2,973.4
8	Highwoods Properties Inc.	HIW	Equity	Office	2,626.8
9	Mack-Cali Realty Corp.	CLI	Equity	Office	2,292.5
10	Corporate Office Properties Trust	OFC	Equity	Office	2,018.2
11	Brandywine Realty Trust	BDN	Equity	Office	1,739.9
12	CommonWealth REIT	CWH	Equity	Office	1,325.0
13	Government Properties Income Trust	GOV	Equity	Office	1,309.8
14	Franklin Street Properties Corp.	FSP	Equity	Office	1,021.0
15	Hudson Pacific Properties Inc.	HPP	Equity	Office	994.4
16	Parkway Properties Inc.	PKY	Equity	Office	766.0
17	Healthcare Trust of America Inc	HTA	Equity	Office	420.9
18	Mission West Properties	MSW	Equity	Office	205.0
19	MPG Office Trust Inc.	MPG	Equity	Office	175.8
<b>19</b>	<b>Subsector Totals</b>				<b>54,845.5</b>
1	Prologis Inc.	PLD	Equity	Industrial	16,749.0
2	DCT Industrial Trust Inc.	DCT	Equity	Industrial	1,730.4
3	EastGroup Properties Inc.	EGP	Equity	Industrial	1,594.7
4	First Industrial Realty Trust Inc.	FR	Equity	Industrial	1,384.2
5	STAG Industrial Inc.	STAG	Equity	Industrial	626.7
6	Monmouth Real Estate Investment Corp. (CI A)	MNR	Equity	Industrial	418.9
7	Terreno Realty Corp.	TRNO	Equity	Industrial	205.5
<b>7</b>	<b>Subsector Totals</b>				<b>22,709.4</b>
1	Liberty Property Trust	LRY	Equity	Mixed	4,197.2
2	Duke Realty Corp.	DRE	Equity	Mixed	3,814.6
3	PS Business Parks Inc.	PSB	Equity	Mixed	1,567.8
4	First Potomac Realty Trust	FPO	Equity	Mixed	630.0
5	Gladstone Commercial Corp.	GOOD	Equity	Mixed	196.6
<b>5</b>	<b>Subsector Totals</b>				<b>10,406.1</b>
<b>31</b>	<b>Sector Totals</b>				<b>87,961.0</b>

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<b>Property Sector: Retail</b>					
1	Kimco Realty Corp.	KIM	Equity	Shopping Centers	7,840.7
2	Federal Realty Investment Trust	FRT	Equity	Shopping Centers	6,722.3
3	DDR Corp	DDR	Equity	Shopping Centers	4,850.9
4	Regency Centers Corp.	REG	Equity	Shopping Centers	4,236.0
5	Weingarten Realty Investors	WRI	Equity	Shopping Centers	3,234.8
6	Tanger Factory Outlet Centers Inc.	SKT	Equity	Shopping Centers	3,210.8
7	Equity One Inc.	EQY	Equity	Shopping Centers	2,486.9
8	Alexander's Inc.	ALX	Equity	Shopping Centers	1,680.7
9	Retail Properties of America Inc.	RPAI	Equity	Shopping Centers	1,599.3
10	Acadia Realty Trust	AKR	Equity	Shopping Centers	1,270.8
11	Saul Centers Inc.	BFS	Equity	Shopping Centers	847.2
12	Inland Real Estate Corp.	IRC	Equity	Shopping Centers	743.6
13	Retail Opportunity Investment Corp.	ROIC	Equity	Shopping Centers	680.6
14	Ramco-Gershenson Properties Trust	RPT	Equity	Shopping Centers	634.9
15	Excel Trust Inc.	EXL	Equity	Shopping Centers	565.9
16	Urstadt Biddle Properties Inc. Cl A	UBA	Equity	Shopping Centers	461.7
17	Kite Realty Group Trust	KRG	Equity	Shopping Centers	434.5
18	Cedar Realty Trust Inc	CDR	Equity	Shopping Centers	379.1
19	AmREIT, Inc.	AMRE	Equity	Shopping Centers	68.0
20	Roberts Realty Investors Inc.	RPI	Equity	Shopping Centers	12.5
<b>20</b>	<b>Subsector Totals</b>				<b>41,961.0</b>
1	Simon Property Group Inc.	SPG	Equity	Regional Malls	48,547.0
2	General Growth Properties Inc.	GGP	Equity	Regional Malls	18,625.0
3	Macerich Co.	MAC	Equity	Regional Malls	7,964.7
4	Taubman Centers Inc.	TCO	Equity	Regional Malls	4,856.9
5	CBL & Associates Properties Inc.	CBL	Equity	Regional Malls	3,415.4
6	Glimcher Realty Trust	GRT	Equity	Regional Malls	1,574.9
7	Pennsylvania Real Estate Investment Trust	PEI	Equity	Regional Malls	987.0
8	Rouse Properties Inc.	RSE	Equity	Regional Malls	827.0
<b>8</b>	<b>Subsector Totals</b>				<b>86,797.9</b>
1	Realty Income Corp.	O	Equity	Free Standing	5,356.0
2	National Retail Properties Inc.	NNN	Equity	Free Standing	3,433.1
3	American Realty Capital Trust Inc	ARCT	Equity	Free Standing	1,830.4
4	Spirit Realty Capital Inc.	SRC	Equity	Free Standing	1,508.7
5	Getty Realty Corp.	GTY	Equity	Free Standing	603.1
6	Agree Realty Corp.	ADC	Equity	Free Standing	306.4
<b>6</b>	<b>Subsector Totals</b>				<b>13,037.7</b>
<b>34</b>	<b>Sector Totals</b>				<b>141,796.6</b>
<b>Property Sector: Residential</b>					
1	Equity Residential	EQR	Equity	Apartments	18,390.8
2	AvalonBay Communities Inc.	AVB	Equity	Apartments	15,509.2
3	UDR Inc.	UDR	Equity	Apartments	5,949.9
4	Camden Property Trust	CPT	Equity	Apartments	5,701.4
5	Essex Property Trust Inc.	ESS	Equity	Apartments	5,340.2
6	American Campus Communities Inc.	ACC	Equity	Apartments	4,826.7
7	Apartment Investment & Management Co.	AIV	Equity	Apartments	3,938.4
8	BRE Properties Inc.	BRE	Equity	Apartments	3,898.5
9	Home Properties Inc.	HME	Equity	Apartments	3,142.2
10	Mid-America Apartment Communities Inc.	MAA	Equity	Apartments	2,736.8
11	Post Properties Inc.	PPS	Equity	Apartments	2,707.1
12	Colonial Properties Trust	CLP	Equity	Apartments	1,883.0
13	Education Realty Trust Inc.	EDR	Equity	Apartments	1,202.5
14	Associated Estates Realty Corp.	AEC	Equity	Apartments	797.9
15	Campus Crest Communities Inc.	CCG	Equity	Apartments	472.7
16	Preferred Apartment Communities Inc.	APTS	Equity	Apartments	40.3
<b>16</b>	<b>Subsector Totals</b>				<b>76,537.5</b>
1	Equity Lifestyle Properties Inc.	ELS	Equity	Manufactured Homes	2,779.8
2	Sun Communities Inc.	SUI	Equity	Manufactured Homes	1,186.1
3	UMH Properties Inc.	UMH	Equity	Manufactured Homes	173.4
<b>3</b>	<b>Subsector Totals</b>				<b>4,139.2</b>
<b>19</b>	<b>Sector Totals</b>				<b>80,676.7</b>

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<b>Property Sector: Diversified</b>					
1	Vornado Realty Trust	VNO	Equity		14,906.3
2	Digital Realty Trust Inc.	DLR	Equity		8,374.5
3	W.P. Carey Inc.	WPC	Equity		3,591.7
4	EPR Properties	EPR	Equity		2,144.0
5	Lexington Realty Trust	LXP	Equity		1,845.4
6	Washington Real Estate Investment Trust	WRE	Equity		1,723.2
7	Dupont Fabros Technology Inc.	DFT	Equity		1,527.7
8	American Assets Trust Inc.	AAT	Equity		1,097.2
9	Select Income REIT	SIR	Equity		947.0
10	Cousins Properties Inc.	CUZ	Equity		865.4
11	Investors Real Estate Trust	IRET	Equity		803.8
12	Silver Bay Realty Trust Corp.	SBY	Equity		703.2
13	CoreSite Realty Corp.	COR	Equity		580.6
14	CapLease Inc.	LSE	Equity		369.3
15	Winthrop Realty Trust	FUR	Equity		362.9
16	One Liberty Properties Inc.	OLP	Equity		304.5
17	Whitestone REIT	WSR	Equity		236.7
<b>17</b>	<b>Sector Totals</b>				<b>40,383.3</b>
<b>Property Sector: Lodging/Resorts</b>					
1	Host Hotels & Resorts Inc.	HST	Equity		11,269.1
2	Hospitality Properties Trust	HPT	Equity		2,889.6
3	LaSalle Hotel Properties	LHO	Equity		2,174.2
4	Ryman Hospitality Properties Inc.	RHP	Equity		2,159.4
5	RLJ Lodging Trust	RLJ	Equity		2,059.5
6	DiamondRock Hospitality Co.	DRH	Equity		1,756.3
7	Sunstone Hotel Investors Inc.	SHO	Equity		1,452.8
8	Pebblebrook Hotel Trust	PEB	Equity		1,403.8
9	Strategic Hotels & Resorts Inc.	BEE	Equity		1,307.3
10	Hersha Hospitality Trust (CI A)	HT	Equity		991.7
11	Chesapeake Lodging Trust	CHSP	Equity		827.0
12	Ashford Hospitality Trust	AHT	Equity		714.2
13	FelCor Lodging Trust Inc.	FCH	Equity		581.3
14	Summit Hotel Properties Inc.	INN	Equity		438.5
15	Chatham Lodging Trust	CLDT	Equity		212.6
16	MHI Hospitality Corp.	MDH	Equity		33.3
17	Supertel Hospitality Inc.	SPPR	Equity		23.6
<b>17</b>	<b>Sector Totals</b>				<b>30,294.2</b>
<b>Property Sector: Self Storage</b>					
1	Public Storage	PSA	Equity		24,668.5
2	Extra Space Storage Inc.	EXR	Equity		3,985.5
3	Sovran Self Storage Inc.	SSS	Equity		1,889.9
4	CubeSmart	CUBE	Equity		1,884.0
<b>4</b>	<b>Sector Totals</b>				<b>32,427.9</b>
<b>Property Sector: Health Care</b>					
1	HCP Inc.	HCP	Equity		20,461.2
2	Ventas Inc.	VTR	Equity		19,042.5
3	Health Care REIT Inc.	HCN	Equity		15,875.7
4	Senior Housing Properties Trust	SNH	Equity		4,171.9
5	Omega Healthcare Investors Inc.	OHI	Equity		2,672.4
6	Healthcare Realty Trust Inc.	HR	Equity		2,093.8
7	Medical Properties Trust Inc.	MPW	Equity		1,607.0
8	National Health Investors Inc.	NHI	Equity		1,569.4
9	LTC Properties Inc.	LTC	Equity		1,067.5
10	Sabra Healthcare REIT Inc.	SBRA	Equity		800.8
11	Universal Health Realty Income Trust	UHT	Equity		640.5
<b>11</b>	<b>Sector Totals</b>				<b>70,002.5</b>
<b>Property Sector: Timber</b>					
1	Weyerhaeuser Co.	WY	Equity		15,065.4
2	Plum Creek Timber Company Inc.	PCL	Equity		7,223.7
3	Rayonier Inc. REIT	RYN	Equity		6,346.6
4	Potlatch Corp.	PCH	Equity		1,573.1
<b>4</b>	<b>Sector Totals</b>				<b>30,209.0</b>
<b>Property Sector: Infrastructure</b>					
1	American Tower Corp	AMT	Equity		30,647.7
2	Power REIT	PW	Equity		16.2
<b>2</b>	<b>Sector Totals</b>				<b>30,663.9</b>
<b>139</b>	<b>Investment Sector Totals</b>				<b>544,414.9</b>

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Number of REITs	Company	Ticker Symbols	Investment Sector	Property Subsector	Equity Market Capitalization (\$M)
<b>Property Sector: Mortgage</b>					
1	Annaly Capital Management Inc.	NLY	Mortgage	Home Financing	13,605.8
2	American Capital Agency Corp.	AGNC	Mortgage	Home Financing	9,885.9
3	Two Harbors Investment Corp.	TWO	Mortgage	Home Financing	3,272.6
4	MFA Financial Inc.	MFA	Mortgage	Home Financing	2,887.6
5	Chimera Investment Corp.	CIM	Mortgage	Home Financing	2,680.6
6	Hatteras Financial Corp.	HTS	Mortgage	Home Financing	2,451.5
7	Invesco Mortgage Capital Inc.	IVR	Mortgage	Home Financing	2,274.3
8	CYS Investments Inc	CYS	Mortgage	Home Financing	2,066.2
9	Armour Residential REIT Inc.	ARR	Mortgage	Home Financing	1,999.3
10	PennyMac Mortgage Investment Trust	PMT	Mortgage	Home Financing	1,489.7
11	Redwood Trust Inc.	RWT	Mortgage	Home Financing	1,376.9
12	Capstead Mortgage Corp.	CMO	Mortgage	Home Financing	1,131.6
13	American Capital Mortgage Investment Corp.	MTGE	Mortgage	Home Financing	854.7
14	Anworth Mortgage Asset Corp.	ANH	Mortgage	Home Financing	825.0
15	AG Mortgage Investment Trust Inc.	MITT	Mortgage	Home Financing	543.0
16	Dynex Capital Inc.	DX	Mortgage	Home Financing	513.0
17	Apollo Residential Mortgage Inc.	AMTG	Mortgage	Home Financing	488.3
18	Western Asset Mortgage Capital Corp	WMC	Mortgage	Home Financing	477.3
19	Javelin Mortgage Investment Corp.	JMI	Mortgage	Home Financing	143.2
<b>19 Subsector Totals</b>					<b>48,966.4</b>
1	Starwood Property Trust Inc.	STWD	Mortgage	Commercial Financing	3,106.4
2	Newcastle Investment Corp.	NCT	Mortgage	Commercial Financing	1,497.2
3	Colony Financial Inc.	CLNY	Mortgage	Commercial Financing	998.7
4	Northstar Realty Finance Corp.	NRF	Mortgage	Commercial Financing	949.3
5	Crexus Investment Corp.	CXS	Mortgage	Commercial Financing	938.6
6	iStar Financial Inc.	SFI	Mortgage	Commercial Financing	687.5
7	Resource Capital Corp.	RSO	Mortgage	Commercial Financing	563.7
8	Apollo Commercial Real Estate Finance Inc.	ARI	Mortgage	Commercial Financing	455.2
9	RAIT Financial Trust	RAS	Mortgage	Commercial Financing	281.8
10	Arbor Realty Trust Inc.	ABR	Mortgage	Commercial Financing	187.2
11	Ares Commercial Real Estate Corp.	ACRE	Mortgage	Commercial Financing	151.6
12	BRT Realty Trust	BRT	Mortgage	Commercial Financing	91.1
13	PMC Commercial Trust	PCC	Mortgage	Commercial Financing	74.9
14	Capital Trust Inc. CI A	CT	Mortgage	Commercial Financing	50.8
<b>14 Subsector Totals</b>					<b>10,033.9</b>
<b>33 Investment Sector Totals</b>					<b>59,000.3</b>
<b>172 Industry Total</b>					<b>603,415.3</b>

### Summary of Changes:

**Additions** Silver Bay Realty Trust Corp. SBY Equity Diversified

**Deletions** (None)