

Date	US Treasury	Standard & Poors		Dow Jones	Russell 2000 Total Return Indexes			NASDAQ	FTSE NAREIT All REIT Index	
	10-Year Note <sup>1</sup>	S&P 500	Utilities <sup>2</sup>	Industrials <sup>3</sup>	2000	Growth	Value	Composite <sup>3</sup>	Total	Price
(percent)										
<b>Year End Levels</b>										
31-Dec-01	5.03	1,618.98	3,008.88	10,021.57	1,941.39	1,843.34	2,863.55	1,950.40	1,494.65	97.07
31-Dec-02	3.82	1,261.18	1,830.33	8,341.63	1,543.73	1,285.51	2,536.39	1,335.51	1,572.61	94.98
31-Dec-03	4.26	1,622.94	2,305.89	10,453.92	2,273.20	1,909.54	3,703.82	2,003.37	2,177.53	122.85
31-Dec-04	4.22	1,799.55	2,865.76	10,783.01	2,689.86	2,182.73	4,527.75	2,175.44	2,839.70	150.94
30-Dec-05	4.42	1,887.93	3,348.12	10,717.50	2,812.35	2,273.38	4,740.89	2,205.32	3,075.06	154.73
<b>Month-End Levels</b>										
Aug-06	4.75	1,997.41	3,773.69	11,381.15	3,031.51	2,353.09	5,317.39	2,183.75	3,692.92	180.45
Sep-06	4.63	2,048.88	3,711.05	11,679.07	3,056.75	2,369.02	5,369.30	2,258.43	3,766.03	183.11
Oct-06	4.61	2,115.65	3,911.81	12,080.73	3,232.75	2,522.52	5,642.58	2,366.71	4,004.00	194.18
Nov-06	4.46	2,155.88	4,005.31	12,221.93	3,317.79	2,582.92	5,803.47	2,431.77	4,182.43	202.18
<b>Week-Ending Levels</b>										
1-Dec-06	4.43	2,149.84	NA	12,194.13	3,296.97	2,568.24	5,763.84	2,413.21	4,172.86	201.72
8-Dec-06	4.55	2,170.83	NA	12,307.49	3,345.64	2,612.99	5,834.59	2,437.36	4,158.42	200.98
15-Dec-06	4.60	2,198.07	NA	12,445.52	3,347.42	2,598.01	5,872.08	2,457.20	4,125.23	199.15
22-Dec-06	4.62	2,173.90	NA	12,343.21	3,297.91	2,557.43	5,789.76	2,401.18	4,033.61	194.55
<b>Current Week's Daily Index Levels</b>										
25-Dec-06	Holiday	Holiday	Holiday	Holiday	Holiday	Holiday	Holiday	Holiday	Holiday	Holiday
26-Dec-06	4.60	2,183.38	NA	12,407.63	3,329.16	2,575.84	5,856.87	2,413.51	4,065.79	196.08
27-Dec-06	4.65	2,199.15	NA	12,510.57	3,371.18	2,608.58	5,930.30	2,431.22	4,109.74	197.62
28-Dec-06	4.69	2,196.00	NA	12,501.52	3,357.67	2,597.95	5,906.90	2,425.57	4,120.94	198.03
29-Dec-06	4.71	2,186.13	NA	12,463.15	3,328.90	2,576.77	5,854.03	2,415.29	4,131.39	198.53
Date	US Treasury	Standard & Poors		Dow Jones	Russell 2000 Total Return Indexes			NASDAQ	FTSE NAREIT All REIT Index	
(1)	10-Year Note <sup>1</sup>	S&P 500	Utilities <sup>2</sup>	Industrials <sup>3</sup>	2000	Growth	Value	Composite <sup>3</sup>	Total	Price
(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	
<b>Annual Percentage Changes<sup>1</sup></b>										
2002	-1.21	-22.10	-39.17	-16.76	-20.48	-30.26	-11.42	-31.53	5.22	-2.15
2003	0.44	28.68	25.98	25.32	47.25	48.54	46.03	50.01	38.47	29.34
2004	-0.04	10.88	24.28	3.15	18.33	14.31	22.25	8.59	30.41	22.87
2005	0.20	4.91	16.83	-0.61	4.55	4.15	4.71	1.37	8.29	2.51
2006	0.29	15.79	19.63	16.29	18.37	13.35	23.48	9.52	34.35	28.31
<b>Monthly Percentage Changes (Including Current Month to Date)<sup>1</sup></b>										
Sep-06	-0.12	2.58	-1.66	2.62	0.83	0.68	0.98	3.42	1.98	1.47
Oct-06	-0.02	3.26	5.41	3.44	5.76	6.48	5.09	4.79	6.32	6.05
Nov-06	-0.15	1.90	2.39	1.17	2.63	2.39	2.85	2.75	4.46	4.12
Dec-06	0.25	1.40	NA	1.97	0.33	-0.24	0.87	-0.68	-1.22	-1.81
<b>Weekly Percentage Changes (Including Current Week to Date)<sup>1</sup></b>										
8-Dec-06	0.13	0.98	NA	0.93	1.48	1.74	1.23	1.00	-0.35	-0.37
15-Dec-06	0.05	1.25	NA	1.12	0.05	-0.57	0.64	0.81	-0.80	-0.91
22-Dec-06	0.02	-1.10	NA	-0.82	-1.48	-1.56	-1.40	-2.28	-2.22	-2.31
29-Dec-06	0.09	0.56	NA	0.97	0.94	0.76	1.11	0.59	2.42	2.05
<b>Latest Daily Percentage Changes<sup>1</sup></b>										
29-Dec-06	0.02	-0.45	NA	-0.31	-0.86	-0.82	-0.90	-0.42	0.25	0.25

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

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

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

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Period	All REIT Index			Composite REIT Index			Real Estate 50 Index™ <sup>1</sup>			Equity REIT Index			Mortgage REIT Index			Hybrid REIT Index		
	Return	Components	Dividend	Return	Components	Dividend	Return	Components	Dividend	Return	Components	Dividend	Return	Components	Dividend	Return	Components	Dividend
	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>	Total	Price	Yield <sup>2</sup>
<b>Annual (including current year to date)</b>																		
2000	25.89	15.91	7.71	25.89	15.91	7.71	28.66	19.98	6.47	26.37	16.51	7.52	15.96	3.33	11.31	11.61	-1.88	14.76
2001	15.50	7.05	7.38	15.50	7.05	7.38	12.20	5.13	6.32	13.93	5.85	7.14	77.34	46.37	14.28	50.75	40.58	9.46
2002	5.22	-2.15	7.32	5.22	-2.15	7.32	1.86	-4.30	6.52	3.82	-3.12	7.05	31.08	14.23	12.34	23.30	12.36	8.94
2003	38.47	29.34	5.75	38.47	29.34	5.75	36.30	28.34	5.16	37.13	28.48	5.52	57.39	38.19	8.57	56.19	44.85	6.77
2004	30.41	22.87	4.97	30.41	22.87	4.97	35.00	28.31	4.24	31.58	24.35	4.66	18.43	7.92	8.15	23.90	15.69	6.24
2005	8.29	2.51	5.06	8.29	2.51	5.06	13.67	8.52	4.07	12.16	6.67	4.57	-23.19	-30.88	10.68	-10.83	-17.16	7.97
2006	34.35	28.31	4.06	34.02	27.98	4.11	35.64	30.28	3.67	35.06	29.51	3.69	19.32	8.44	9.19	40.95	31.19	6.33
<b>Quarter (including current quarter to date)</b>																		
2005:Q4	1.26	-0.34	5.06	1.26	-0.34	5.06	2.45	1.14	4.07	1.54	0.19	4.57	-0.30	-4.60	10.68	-6.14	-9.20	7.97
2006:Q1	13.97	12.71	4.49	13.97	12.71	4.50	14.45	13.43	4.06	14.74	13.51	4.06	5.34	3.54	10.03	7.01	6.44	7.50
Q2	-1.10	-2.28	4.68	-1.04	-2.22	4.69	-1.26	-2.30	4.15	-1.59	-2.66	4.21	6.18	3.58	10.15	1.55	-0.46	7.79
Q3	8.65	7.45	4.36	8.61	7.40	4.38	9.22	8.14	3.85	9.27	8.17	3.93	-0.07	-2.44	9.90	10.60	8.52	7.21
Q4	9.70	8.42	4.06	9.40	8.12	4.11	9.89	8.72	3.67	9.47	8.36	3.69	6.75	3.65	9.19	17.26	14.10	6.33
<b>Month (including current month to date)</b>																		
August	3.42	3.07	4.43	3.36	3.01	4.45	3.09	2.72	3.89	3.78	3.46	3.97	-2.81	-3.57	10.69	6.09	6.03	7.19
September	1.98	1.47	4.36	1.99	1.48	4.38	2.14	1.72	3.85	1.85	1.39	3.93	4.25	3.03	9.90	0.63	0.13	7.21
October	6.32	6.05	4.11	6.19	5.92	4.16	6.42	6.17	3.68	6.26	6.03	3.73	3.93	3.54	9.53	11.98	10.66	6.49
November	4.46	4.12	3.98	4.36	4.02	4.04	5.02	4.67	3.57	4.65	4.33	3.59	1.11	0.26	9.60	1.89	1.84	6.43
December	-1.22	-1.81	4.06	-1.28	-1.86	4.11	-1.67	-2.18	3.67	-1.56	-2.04	3.69	1.60	-0.16	9.19	2.77	1.26	6.33
<b>Week (including current week to date)</b>																		
12/01/06	-0.17	-0.19	3.99	-0.14	-0.16	4.05	-0.09	-0.10	3.58	-0.23	-0.25	3.60	0.79	0.79	9.59	0.75	0.73	6.46
12/08/06	-0.35	-0.37	3.99	-0.38	-0.40	4.05	-0.45	-0.47	3.60	-0.47	-0.49	3.62	0.20	0.21	9.45	2.05	2.04	6.33
12/15/06	-0.80	-0.91	4.01	-0.86	-0.97	4.09	-1.09	-1.18	3.64	-1.00	-1.08	3.66	0.54	0.31	9.44	1.14	-0.02	6.34
12/22/06	-2.22	-2.31	4.11	-2.20	-2.29	4.16	-2.38	-2.47	3.71	-2.36	-2.45	3.74	-0.31	-0.31	9.15	-1.31	-1.34	6.39
12/29/06	2.42	2.05	4.06	2.44	2.06	4.11	2.52	2.21	3.67	2.56	2.26	3.69	1.08	-0.42	9.19	1.36	1.06	6.33
<b>Historical (compound annual rates through end of previous month)</b>																		
1-Year	34.35	28.31		34.02	27.98		35.64	30.28		35.06	29.51		19.32	8.44		12.82	4.40	
3-Year	23.80	17.35		23.70	17.25		27.68	21.96		25.85	19.77		2.77	-6.83		13.35	5.42	
5-Year	22.55	15.39		22.49	15.33		23.64	17.38		23.20	16.42		17.50	5.01		22.12	12.89	
10-Year	13.75	6.39		13.72	6.36		N/A	N/A		14.48	7.38		8.50	-3.06		8.94	-0.47	
15-Year	14.68	6.93		14.67	6.91		N/A	N/A		15.36	8.02		11.21	-0.94		11.45	2.00	
20-Year	11.33	2.79		11.31	2.78		N/A	N/A		13.07	5.23		7.22	-4.92		6.72	-3.40	
30-Year	13.40	4.16		13.39	4.15		N/A	N/A		15.57	6.84		8.96	-3.03		11.27	1.21	

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

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

<sup>2</sup> Dividend yield quoted in percent for the period end.

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Property Sector/Subsector	Number of REITs	Period to Date Performance					Compound Annual Total Returns Through Prior Month's Close			
		Dividend Yield	Price Return 12/29/2006	Total Returns			1-Year	3-Year	5-Year	10-year
				12/29/2006	M-T-D	Y-T-D				
Equity REIT Index	130	3.69	0.31	0.31	-1.56	35.06	36.93	27.97	24.18	15.80
Industrial/Office	32	3.49	0.32	0.32	-2.53	39.39	43.52	28.46	22.80	17.35
Industrial	6	3.16	0.45	0.45	-5.69	28.92	41.26	30.60	27.15	18.81
Office	21	3.43	0.38	0.39	-1.13	45.22	45.76	29.20	21.61	16.78
Mixed	5	4.54	-0.31	-0.31	-3.93	28.27	34.46	20.90	20.35	16.28
Retail	30	3.64	0.02	0.02	-1.42	29.01	31.42	27.86	30.17	19.82
Shopping Centers	15	3.57	-0.21	-0.21	-1.87	34.87	39.00	27.95	28.87	19.10
Regional Malls	9	3.46	0.26	0.26	-1.26	23.83	25.68	29.01	32.63	21.35
Free Standing	6	5.31	-0.26	-0.26	0.27	30.74	27.22	20.77	23.48	15.72
Residential	17	3.41	0.74	0.74	-3.06	38.93	42.67	30.19	21.00	16.91
Apartments	17	3.42	0.77	0.77	-3.21	39.95	43.90	31.66	21.66	17.29
Manufactured Homes	4	3.15	-0.17	-0.17	1.83	15.34	13.41	5.37	8.37	9.63
Diversified	10	3.71	0.55	0.55	-3.27	38.03	40.70	28.43	25.83	14.15
Lodging/Resorts	14	4.36	-0.09	-0.09	-1.25	28.17	33.82	26.35	20.92	6.44
Health Care	11	5.06	1.08	1.08	3.78	44.55	36.55	22.42	22.61	14.89
Self Storage	4	2.70	-0.04	-0.04	0.77	40.95	35.62	31.80	26.33	18.03
Specialty	8	4.24	-0.25	-0.25	2.97	23.56	15.35	22.52	17.73	2.44
Mortgage REIT Index	34	9.19	-0.42	-0.42	1.60	19.32	17.12	3.04	19.55	8.95
Home Financing	21	10.00	-0.31	-0.31	-0.53	14.75	15.84	1.73	16.74	NA
Commercial Financing	13	7.49	-0.65	-0.65	6.37	30.31	20.23	6.08	25.48	NA

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