

REIT Growth and Income Monitor

Weekly Comments 08/06/2013

REIT stocks declined, now up only 4% year to date for 2013, still trailing performance of the S&P 500 Index, as negative performance gap expanded to (16%).

Retail REITs tell investors to expect higher FFO growth for 2013, as rental rates increase on lease turnover.

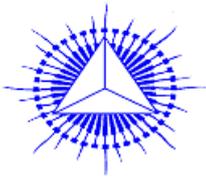
Simon Property Group is investing in new developments to support tenant expansion.

General Growth Properties prioritizes renovation of existing properties as FFO growth exceeds expectations.

For information, call Anne Anderson CFA, Atlantis Investment
(973) 263-2333
aanderson@atlantisinvestment.com

REIT Weekly Comments, as well as REIT Growth and Income Monitor, REITMonitor.net and associated REIT reports, are products of Atlantis Investment. Research involves analysis of fundamental issues and discussion of critical variables that will determine stock price performance. Particular attention is paid to potential negative trends in business or in a company's accounting practices. BUY, SELL, and HOLD recommendations are provided with a ranking system of 1 to 5. Assignment of a 1 rank indicates expected stock price appreciation of 50% within 18 months, a 2 indicates expected stock price appreciation of more than 25%, a 3 indicates stock price performance in line with the market, a 4 indicates an expected stock price decline of more than 15%, and a 5 indicates expected stock price decline of more than 25%.

Note: This report is for information only. It is not a solicitation or an offer to buy or sell securities of any company mentioned herein. Atlantis Investment does not make markets in the securities mentioned herein and does not have investment banking relationships with any company mentioned herein. The views expressed are those of the authors, and are based on a diligent review of available information. The report is based on information which is believed to be accurate, but we do not guarantee its accuracy or completeness. Atlantis Investment, its officers, employees, and stockholders (and members of their families) and its customers may have long/short positions or holdings in the securities mentioned, and they may at any time hold, increase or decrease these positions. Neither the authors of this report nor any related household members are officers, directors, or advisory board members of any company mentioned herein. Atlantis Investment or any of its employees do not own shares equal to 1% or more of any company mentioned herein. Copyright 2013 Atlantis Investment

**Weekly REIT Comments**
08/06/2013

REIT stocks traded down on fears of higher interest rates, trading down (3%) for the week ended August 2, 2013. REITs are now up 4% year to date for 2013, trailing performance of the S&P 500 Index, up 20%, as negative performance gap expanded to (16%) year to date for 2013. Average gain for all REITs followed by REIT Growth and Income Monitor is now 10% for 2013, trailing 20% gain for the S&P 500 Index.

Residential REITs expect exceptional FFO growth to continue through 2013, driven by tight occupancy and rental rate increases. Specialty Timber REITs, with portfolios of timberlands and sawlog mills, benefit from improving environment for homebuilders. Industrial REITs are gaining occupancy, while their stocks trade in line with economic indicators. Tenants of Health Care REITs will be impacted by Medicare sequestration during 2013, pending positive impact of the Affordable Care Act in later years. Outlook for Retail REITs is impacted by higher payroll taxes that reduce consumer income growth for 2013. Investors remain skittish over Office REITs, due to exposure to financial industry layoffs and continued rent roll-downs, lagging economic recovery. Hotel REITs trade inversely to gasoline prices, while better than expected FFO growth restores confidence.

Financial Mortgage REITs face significant fundamental change, as recently proposed reform legislation is introduced to Congress during 3Q 2013, to be debated during 4Q 2013. Proposals to liquidate Fannie Mae within 5 years face stiff opposition from liberal Congressmen and Senators, as industry experts and lobbyists warn another recession could follow removal of government support from the housing sector. Reform of Fannie Mae may ultimately impact the housing sector starting in 2014 and 2015, changing the outlook for Financial Mortgage REITs and certain Specialty REITs subject to demand fluctuations from home construction. Meanwhile, renewed investor interest in CMBS provides a lift for Financial Commercial REITs, although fears of higher interest rates cause all Financial Mortgage REITs to underperform.

REIT stocks normally perform like interest rate sensitive stocks, although none of the 14 REITs in the S&P 500 Index are actually invested in financial assets. Dividends continue to move higher during 2013. As dividend payers, REITs may be viewed as income stocks, attracting investors in need of both consistent income and growth.

Retail REITs Increase Guidance for FFO Growth, Supported by Higher Rents

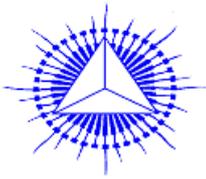
Positive results for 2Q 2013 provide important support for Retail REIT stock prices. Retail tenants have reported modestly positive same store sales growth throughout 2Q 2013, supporting decisions to expand retail space to take advantage of shifting market share. This moderately positive news on tenant sales has screened even better pending earnings reports from Retail REITs. FFO growth for Retail REITs is directly supported by rental rate growth, with rents on lease turnover increasing as much as 14% or more. Retail REITs also see FFO growth driven by portfolio expansion, as acquisitions add scale and new retail developments attract key tenants seeking additional space to find incremental shoppers. Better than expected FFO growth for 2Q 2013 is now leading to higher guidance for FFO for 2013. Dividend increases also excite investors. Attractive Retail REITs with portfolios of regional malls, including **Simon Property Group**, **General Growth Properties**, **Taubman Centers**, **Macerich**, **Pennsylvania REIT** and **CBL & Associates**. We also mention **Tanger Factory Outlet Centers** as offering portfolio growth and positive consumer traffic trends.

Trading Opportunities

Simon Property Group, the largest US publicly traded REIT at market cap of \$57.0 billion, offers investors broad exposure to retail formats, with a total portfolio of 242 million square feet of retail space in regional malls and brand name outlet centers in US, Europe and Asia. The stock is now unchanged year to date for 2013, underperforming Retail REITs, up 7%. **Simon Property Group's** financial strength is exceptional, making it a likely acquirer of other Retail REITs over the next few years. **Simon Property Group** reported 12% FFO growth for 2Q 2013, with occupancy strong at 95.1% and average rents trending up 14%, as tenant sales increased 4% for the trailing 12 months ended 2Q 2013. Increased guidance for FFO for 2013 indicates as much as 9% growth. **Simon Property Group** increased dividends 5% so far during 2013 to an annual rate of \$4.60 per share. **Simon Property Group** provides income investors with current yield of 2.9%.

General Growth Properties now concentrates on improving profitability, after restructured balance sheet and sales of assets strengthened capital base. The stock rallied 4% year to date for 2012, underperforming Retail REITs. With market cap of \$21 billion, **General Growth Properties** owns and operates 124 regional malls with 128 million square feet of retail space. Performance metrics for 2Q 2013 were strong, with same property NOI up 6.8%, on 1.6% occupancy gain, and rents on lease turnover up 11%. Average annual tenant sales per square foot for trailing 12 months increased 5%. Core FFO increased 17% for 2Q 2013, while guidance for FFO growth for 2013 was increased to indicate growth of as much as up 16%. Following 8% dividend increase for 2013, **General Growth Properties** now provides income investors with yield of 2.5%.

Note: This report is for information only. It is not a solicitation or an offer to buy or sell securities of any company mentioned herein. Atlantis Investment does not make markets in the securities mentioned herein and does not have investment banking relationships with any company mentioned herein. The views expressed are those of the authors, and are based on a diligent review of available information. The report is based on information which is believed to be accurate, but we do not guarantee its accuracy or completeness. Atlantis Investment its officers, employees, and stockholders (and members of their families) and its customers may have long/short positions or holdings in the securities mentioned, and they may at any time hold, increase or decrease these positions. Neither the authors of this report nor any related household members are officers, directors, or advisory board members of any company mentioned herein. Atlantis Investment or any of its employees do not own shares equal to 1% or more of any company mentioned herein. Copyright 2013 Atlantis Investment



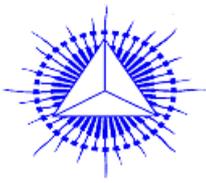
Weekly Price Change for S&P 500 Index REITs

| S&P 500 Index REITs: | | Price | Price | Price | Weekly | 2013 |
|-------------------------------------|---------|------------|------------|------------|--------------|--------------|
| | | 12/31/2012 | 07/26/2013 | 08/02/2013 | Price Change | Price Change |
| American Tower Corp | AMT | \$77 | \$73 | \$71 | -3% | -9% |
| Apartment Investment and Management | AIV | \$27 | \$31 | \$29 | -6% | 7% |
| AvalonBay Communities | AVB | \$136 | \$139 | \$134 | -4% | -1% |
| Boston Properties | BXP | \$106 | \$110 | \$104 | -5% | -2% |
| Equity Residential | EQR | \$57 | \$58 | \$55 | -5% | -3% |
| HCP Inc. | HCP | \$45 | \$45 | \$43 | -6% | -5% |
| Health Care REIT | HCN | \$61 | \$66 | \$63 | -4% | 3% |
| Host Hotels & Resorts | HST | \$16 | \$18 | \$19 | 2% | 18% |
| Kimco Realty | KIM | \$19 | \$23 | \$23 | -1% | 16% |
| Macerich | MAC | \$58 | \$64 | \$62 | -3% | 6% |
| Plum Creek Timber | PCL | \$44 | \$49 | \$48 | -1% | 9% |
| Prologis, Inc | PLD | \$36 | \$40 | \$38 | -4% | 5% |
| Public Storage | PSA | \$145 | \$161 | \$161 | -0% | 11% |
| Simon Property Group | SPG | \$158 | \$165 | \$158 | -4% | -0% |
| Ventas | VTR | \$65 | \$68 | \$65 | -5% | 0% |
| Vornado Realty Trust | VNO | \$80 | \$88 | \$83 | -5% | 4% |
| Weyerhaeuser | WY | \$28 | \$29 | \$28 | -3% | 1% |
| S&P 500 Index | S&P 500 | \$1,426 | \$1,692 | \$1,710 | 1% | 20% |
| Average for S&P 500 Index REITs | | | | | -3% | 4% |

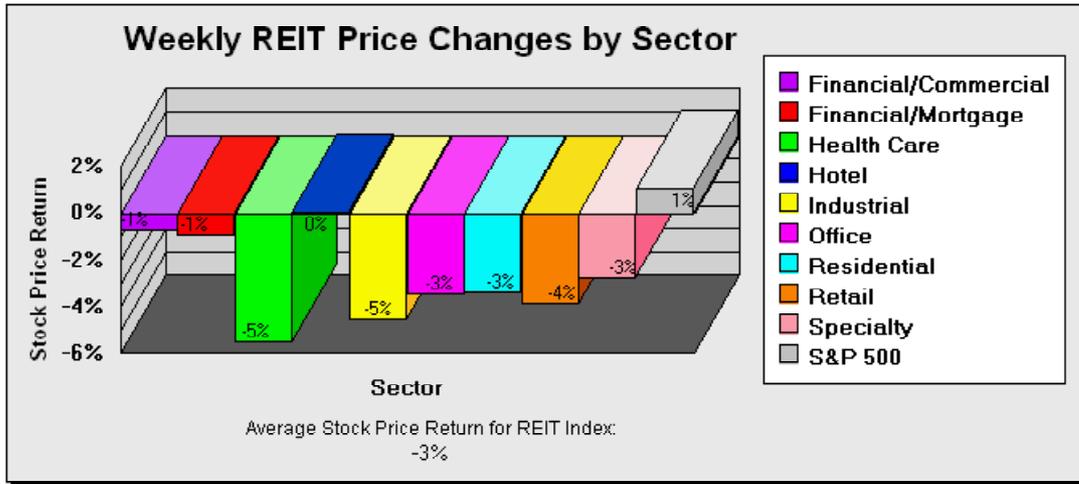
REIT stocks continued to decline on renewed fears of higher interest rates, trading down (3%) for the week including the last 3 trading days of July and the first 2 days of August, the week ended August 2, 2013. REITs underperformed the S&P 500 Index, trading up 1% for the week. REITs now show 4% gain year to date for 2013, lagging performance of the S&P 500 Index, up 20%. Negative performance gap expanded to (16%), as REIT underperformance reflects fears of higher interest rates. This dramatic performance gap represents the worst underperformance for REITs since 3Q 2009, when fears of collapsing US economy dominated the news.

None of the 17 REITs included in the S&P 500 Index is up the same or more than 20% gain for the S&P 500 Index, while 11 REITs are up less than the S&P 500 Index. A total of 6 of the S&P 500 REITs REIT traded down year to date for 2013. Leading performer among REITs is **Host Hotels & Resorts**, up 18% on a positive earnings report for 2Q 2013, followed by **Kimco Realty**, up 16% on joint venture equity investment in SUPERVALU grocery chain properties. The only other REIT up more than 10% for 2013 is **Public Storage**, up 11%. **Prologis Inc**, now up 5% for 2013, also underperformed the S&P 500 Index. Specialty Timber REITs **Plum Creek Timber**, up 9%, and **Weyerhaeuser**, up 1%, indicate expectation for further improvement for US housing sector. Gains eroded for Health Care REITs, with **HCP** now down (5%), while **Health Care REIT** is up 3% and **Ventas** is unchanged. Retail REITs **Macerich**, up 6%, and **Simon Property Group**, unchanged year to date for 2013, have not yet shown restored momentum. Lagging Residential REITs include **Apartment Investment and Management**, up 7%, **AvalonBay Communities** down (1%), and **Equity Residential**, down (3%) as investors consider eventual impact of multifamily housing starts on occupancy for Residential REITs. Office REITs also lag, with **Boston Properties**, down (2%), and **Vornado Realty Trust**, up 4%, as rental rates decline in most urban areas. **American Tower Corp**, a newcomer to REIT status, traded down (9%) year to date for 2013.

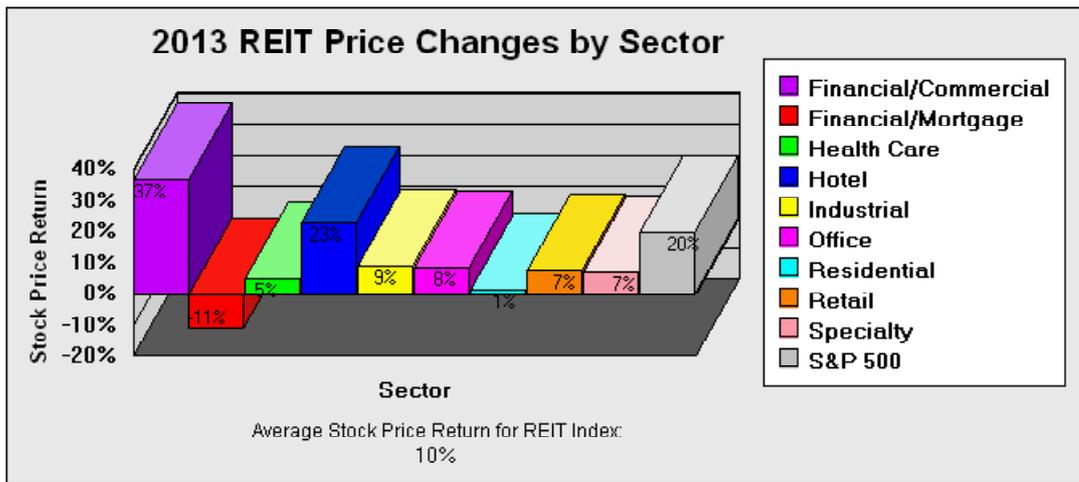
Note: This report is for information only. It is not a solicitation or an offer to buy or sell securities of any company mentioned herein. Atlantis Investment does not make markets in the securities mentioned herein and does not have investment banking relationships with any company mentioned herein. The views expressed are those of the authors, and are based on a diligent review of available information. The report is based on information which is believed to be accurate, but we do not guarantee its accuracy or completeness. Atlantis Investment, its officers, employees, and stockholders (and members of their families) and its customers may have long/short positions or holdings in the securities mentioned, and they may at any time hold, increase or decrease these positions. Neither the authors of this report nor any related household members are officers, directors, or advisory board members of any company mentioned herein. Atlantis Investment or any of its employees do not own shares equal to 1% or more of any company mentioned herein. Copyright 2013 Atlantis Investment



Weekly REIT Price Changes by Sector

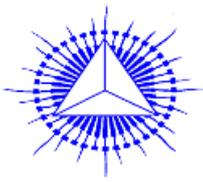


All REIT sectors traded lower for the week including the last 3 trading days of July and the first 2 days of August, the week ended August 2, 2013. Best performance was demonstrated by Hotel REITs, unchanged, followed by Financial Commercial REITs and Financial Mortgage REITs, both down (1%). Office REITs, Residential REITs and Specialty REITs all traded down (3%). Larger losses were shown by Retail REITs, down (4%). Lagging sectors were Health Care REITs and Industrial REITs, trading down (5%). On average, stock prices for REIT Growth and Income Monitor traded down (3%) for the week ended August 2, 2013.



Stock prices for REITs followed by REIT Growth and Income Monitor traded up 10% on average year to date for 2013, trailing performance of the S&P 500 Index, now up 20% year to date for 2013. REITs previously outperformed, as investors sought dividend income. REITs offer higher yields than S&P 500 stocks, with REIT dividends taxed at the same rate as ordinary income. REIT funds flow remains consistent, at a time when other market sectors face adjusted expectations due to currency exposure and variable international economies. Leading sector for 2013 is Financial Commercial REITs, up 37%, as investor interest in non-agency securities revives. Hotel REITs show 23% gain, as investors see better than expected FFO growth. Industrial REITs show 9% year to date gain for 2013, followed by Office REITs, now up 8%. Retail REITs and Specialty REITs are both up 7%. Health Care REITs now show gain of 5%, with expectation for positive impact of the Affordable Care Act partially offset by fear of Medicare sequestration. Residential REITs are up only 1%, although guidance indicates continued rapid FFO growth through 2013. Lagging Financial Mortgage REITs show loss of (11%), as investors prepare for pending Fannie Mae reform to be considered by Congress.

Note: This report is for information only. It is not a solicitation or an offer to buy or sell securities of any company mentioned herein. Atlantis Investment does not make markets in the securities mentioned herein and does not have investment banking relationships with any company mentioned herein. The views expressed are those of the authors, and are based on a diligent review of available information. The report is based on information which is believed to be accurate, but we do not guarantee its accuracy or completeness. Atlantis Investment, its officers, employees, and stockholders (and members of their families) and its customers may have long/short positions or holdings in the securities mentioned, and they may at any time hold, increase or decrease these positions. Neither the authors of this report nor any related household members are officers, directors, or advisory board members of any company mentioned herein. Atlantis Investment or any of its employees do not own shares equal to 1% or more of any company mentioned herein. Copyright 2013 Atlantis Investment.



INDEX TO DAILY REIT COMMENTS
Week from 07/27/2013 to 08/02/2013

| | | |
|------------------------------------|-----|---------|
| Camden Property Trust | CPT | page 7 |
| General Growth Properties | GGP | page 8 |
| Taubman Centers | TCO | page 9 |
| Simon Property Group | SPG | page 10 |
| First Industrial | FR | page 11 |
| Sun Communities | SUI | page 12 |
| Annaly Capital Management | NLY | page 13 |
| EdR | EDR | page 14 |
| Getty Realty | GTY | page 15 |
| Weyerhaeuser | WY | page 16 |
| Strategic Hotels & Resorts | BEE | page 17 |
| Plum Creek Timber | PCL | page 18 |
| General Growth Properties | GGP | page 19 |
| Plum Creek Timber | PCL | page 20 |
| UDR, Inc | UDR | page 21 |
| General Growth Properties | GGP | page 22 |
| Post Properties | PPS | page 23 |
| Senior Housing Properties Trust | SNH | page 24 |
| HCP Inc | HCP | page 25 |
| Kilroy Realty | KRC | page 26 |
| Annaly Capital Management | NLY | page 27 |
| Anworth Mortgage Asset | ANH | page 28 |
| Agree Realty | ADC | page 29 |
| Alexandria Real Estate Equities | ARE | page 30 |
| Alexandria Real Estate Equities | ARE | page 31 |
| Senior Housing Properties Trust | SNH | page 32 |
| Post Properties | PPS | page 33 |
| HCP Inc | HCP | page 34 |
| Anworth Mortgage Asset | ANH | page 35 |
| AvalonBay Communities | AVB | page 36 |
| American Tower | AMT | page 37 |
| American Tower | AMT | page 38 |
| Equity Residential | EQR | page 39 |
| Kimco Realty | KIM | page 40 |
| Boston Properties | BXP | page 41 |
| Tanger Factory Outlet Centers | SKT | page 42 |
| Annaly Capital Management | NLY | page 43 |
| Healthcare Realty Trust | HR | page 44 |
| Agree Realty | ADC | page 45 |
| Tanger Factory Outlet Centers | SKT | page 46 |
| Boston Properties | BXP | page 47 |
| Equity Residential | EQR | page 48 |
| Government Properties Income Trust | GOV | page 49 |
| BRE Properties | BRE | page 50 |
| Prologis Inc | PLD | page 51 |
| BRE Properties | BRE | page 52 |
| National Retail Properties | NNN | page 53 |
| MFA Financial | MFA | page 54 |
| Regency Centers | REG | page 55 |
| Ashford Hospitality Trust | AHT | page 56 |
| Essex Property Trust | ESS | page 57 |
| CBL & Associates | CBL | page 58 |
| National Retail Properties | NNN | page 59 |
| Regency Centers | REG | page 60 |

Note: This report is for information only. It is not a solicitation or an offer to buy or sell securities of any company mentioned herein. Atlantis Investment does not make markets in the securities mentioned herein and does not have investment banking relationships with any company mentioned herein. The views expressed are those of the authors, and are based on a diligent review of available information. The report is based on information which is believed to be accurate, but we do not guarantee its accuracy or completeness. Atlantis Investment, its officers, employees, and stockholders (and members of their families) and its customers may have long/short positions or holdings in the securities mentioned, and they may at any time hold, increase or decrease these positions. Neither the authors of this report nor any related household members are officers, directors, or advisory board members of any company mentioned herein. Atlantis Investment or any of its employees do not own shares equal to 1% or more of any company mentioned herein. Copyright 2013 Atlantis Investment

REIT Comment



| | |
|-----------------|---|
| Company: | Camden Property Trust |
| Price: | \$72 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$6,282 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
CPT \$72

Camden Property Trust CPT 2Q 2013 FFO \$1.02 v \$0.89 UP +15%

CPT increased guidance 2013 FFO \$4.00-4.08 UP +10%+12%
CPT previous guidance 2013 FFO \$3.89-\$4.05 per share

CPT new guidance 3Q 2013 FFO \$0.99-\$1.03 v \$0.93 UP +6%+11%

CPT 2Q 2013 same property NOI UP +6.4%
CPT 2Q 2013 occupancy 95.4% DOWN (0.7%)
CPT 2Q 2013 same property average monthly rent\$1,126 UP +5.4%

CPT 2Q 2013 rents on new leases UP +5.1% with renewed leases UP +7.3%

CPT 2Q 2013 move-outs for home purchase increased UP +2.3% to 14.6%

CPT 2Q 2013 acquisition \$109 million
CPT 2Q 2013 divestitures \$241 million

CPT investing \$594 million to develop 10 new apartment communities, providing 5% portfolio expansion, as well as \$175 million for 3 joint venture communities

CPT provides current annual dividend yield of 3.5%

CPT a Residential REIT with a diverse portfolio of apartment communities

CPT we rank 2 BUY

CPT market cap \$6.3 billion

REIT Comment



| | |
|-----------------|---|
| Company: | General Growth Properties |
| Price: | \$22 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$21,985 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
GGP \$22

General Growth Properties GGP pending \$2.4 billion merger of Saks Inc SKS with Canada's Hudson Bay Company may cause excitement among investors in Retail REITs

GGP Hudson Bay also owns more moderately priced full line department store Lord & Taylor, causing speculation that plans may emerge to rationalize real estate between the 2 department chains

GGP another bidder for Saks may emerge within the next 40 days

GGP both Saks and Lord & Taylor represent less than 1% of rental revenue for GGP

GGP guidance for FFO for 2013 indicates growth UP +16%

GGP provides current annual dividend yield of 2.2%

GGP a Retail REIT with a portfolio of regional malls

GGP we rank 3 HOLD

GGP market cap \$22.0 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Taubman Centers |
| Price: | \$76 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$11,735 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
TCO \$76

Taubman Centers TCO 2Q 2013 FFO \$0.75 v \$0.73 UP +3%

TCO made no change to guidance 2013 FFO \$3.57-\$3.67 v \$3.34 UP +7% - +10%

TCO 2Q 2013 same property NOI UP +3.9% excluding lease termination income
TCO 2Q 2013 mall portfolio occupancy 90.7% UP +0.6%

TCO 2Q 2013 trailing 12 month tenant sales per square foot \$698 UP +3.9%

TCO 2Q 2013 average mall rents per square foot \$48.98 UP +4.8%

TCO increased dividend by 8% for 2013, now providing current yield of 2.6%

TCO a Retail REIT with a portfolio of upscale regional malls

TCO we rank 2 BUY

TCO market cap \$11.7 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Simon Property Group |
| Price: | \$165 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$59,517 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
SPG \$165

Simon Property Group SPG 2Q 2013 FFO \$2.11 v \$1.89 UP +12%

SPG increased guidance 2013 FFO \$8.60-\$8.70 v \$7.98 UP +8%+9%
SPG previous guidance 2013 FFO \$8.40-\$8.50 per share

SPG 2Q 2013 same property NOI UP +5.9%
SPG 2Q 2013 occupancy 95.1% UP +0.9%

SPG 2Q 2013 trailing 12 month tenant sales per square foot \$577 UP +4.2%
SPG 2Q 2013 average base rent \$41.41 UP +3.6%
SPG 2Q 2013 average rents on releasing of mall space UP +14.1%

SPG 2Q 2013 acquisition \$147 million
SPG 2Q 2013 divestiture \$110 million

SPG management commented on pending \$2.4 billion merger of Saks Inc SKS with Canada's Hudson Bay Company (also owner of Lord & Taylor) that speculation over pending real estate turnover is premature
SPG management noted department store conversions have proven difficult to manage without significantly eroding sales
SPG any pending sales of real estate by Hudson Bay Co likely to provide opportunities for SPG as well positioned developer, either for direct investment or through joint ventures

SPG provides current annual dividend yield of 2.8%

SPG a Retail REIT with a portfolio of regional malls and brand name outlet centers in US Europe and Asia

SPG we rank 2 BUY

SPG market cap \$59.5 billion

SPG an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | First Industrial |
| Price: | \$17 |
| Recommendation: | HOLD |
| Ranking: | 3 |
| Market Cap: | \$1,721 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
FR \$17

First Industrial FR 2Q 2013 FFO \$0.18 (adjusted) v \$0.15 (adjusted) UP +80%
FR 2Q 2013 FFO (adjusted) excludes net gain of \$0.02 per share relating to non-cash items

FR slightly increased guidance 2013 FFO \$1.02-\$1.12 v \$1.02 (adjusted) FLAT- UP +10%
FR previous guidance 2013 FFO \$1.01-\$1.11 per share
FR new guidance 2013 FFO assumes same property NOI UP +1.5%-+3.0%, with occupancy 90.5%-92.0%

FR 2Q 2013 same property NOI UP +0.8% on cash basis, excluding lease termination fees
FR 2Q 2013 same property occupancy 91.2% UP +3.3%

FR year to date 2013 acquisitions \$46 million
FR year to date 2013 divestitures \$53 million

FR investing \$88 million to develop 2 projects, adding 2% to portfolio capacity

FR provides current annual dividend yield of 2.0%

FR an Industrial REIT

FR we rank 3 HOLD

FR market cap \$1.7 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Sun Communities |
| Price: | \$51 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$1,723 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
SUI \$51

Sun Communities SUI 2Q 2013 FFO \$0.69 v \$0.78 DOWN (12%)

SUI made no change to guidance 2013 FFO \$3.19-\$3.29 v \$3.19 FLAT - UP +3%

SUI new guidance 3Q 2013 FFO \$0.82-\$0.85 v \$0.71 UP +15%--20%

SUI 2Q 2013 same property NOI UP +5.5%
SUI 2Q 2013 portfolio occupancy 89.2% UP +2.4%
SUI 2Q 2013 average monthly rent per site \$788 UP +3%

SUI 2Q 2013 total home sales UP +5%

SUI 2Q 2013 acquired 2 RV communities for \$29 million

SUI stock price supported by current dividend yield of 5.0%

SUI a Specialty REIT with a portfolio of manufactured home communities

SUI we rank 2 BUY

SUI market cap \$1.7 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Annaly Capital Management |
| Price: | \$12 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$11,739 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
NLY \$12

Annaly Capital Management NLY slight decline in pending sales of existing homes indicates no significant change in housing sector dynamics

NLY report from NAR (National Association of Realtors) found number of contracts for sales of existing homes DOWN (0.4%) for June 2013 from revised number for previous month

NLY number contracts for sales of existing homes still UP +10.9% from previous year

NLY economist for NAR forecasts sales of existing homes will increase UP +8% for 2013, with average price UP +11%

NLY previous NAR report issued this month found actual sales of existing homes UP more than 15% for June, 2013, with supply of existing homes available for sale UF +1.9% to 5.2 months supply

NLY stock price supported by current annual dividend yield of 13.6%, above the midpoint of the range for Financial Mortgage REITs

NLY a Financial Mortgage REIT with a portfolio of agency guaranteed Residential MBS

NLY we rank 2 BUY

NLY market cap \$11.7 billion

REIT Comment



| | |
|-----------------|---|
| Company: | EdR |
| Price: | \$10 |
| Recommendation: | SELL |
| Ranking: | 4 |
| Market Cap: | \$1,165 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
07/29/2013
EDR \$10

EDR EDR 2Q 2013 core FFO \$0.13 (adjusted) v \$0.12 (adjusted) UP +8%
EDR 2Q 2013 core FFO (adjusted) excludes net charges of (\$0.03) per share relating to participating developments and other items

EDR made no change to guidance 2013 core FFO \$0.53-\$0.57 (adjusted) v \$0.47 (adjusted) UP +13%+21%
EDR guidance 2013 core FFO (adjusted) excludes net charges of (\$0.07) per share relating to participating developments and other items

EDR 2Q 2013 same property NOI DOWN (3.0%)
EDR 2Q 2013 portfolio occupancy 84.8% DOWN (3.0%)

EDR pre-leasing occupancy for 2013-2014 academic year now 86.6% UP +1.8%
EDR management anticipates rents for 2013-2014 academic year UP +2.0%
EDR new developments to add 7% to portfolio capacity for 2013-2014 academic year

EDR 2Q 2013 liquidity \$276 million, including \$11 million balance sheet cash and \$265 million unused credit available

EDR stock price supported by current annual dividend yield of 3.9%

EDR a Specialty REIT with a portfolio of educational housing communities

EDR we rank 4 SELL

EDR market cap \$1.2 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Getty Realty |
| Price: | \$21 |
| Recommendation: | HOLD |
| Ranking: | 3 |
| Market Cap: | \$706 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
GTY \$21

Getty Realty GTY traded DOWN (\$0.76) per share to close DOWN (3%) day

GTY stock traded UP +17% year to date for 2013, outperforming Specialty REITs, trading UP +10% for 2013

GTY recently announced settlement of litigation by Getty Petroleum Marketing Inc Liquidating Trust against Lukoil may result in \$93 million payment, with GTY share of cash proceeds to be \$32 million

GTY settlement agreement must be accepted by the bankruptcy court for Getty Petroleum Marketing Inc Liquidating Trust

GTY continuing to divest properties previously net leased to bankrupt tenant Getty Petroleum Marketing Services

GTY providing current annual dividend yield of 3.8%

GTY a Specialty REIT with a portfolio of net leased gasoline stations and convenience stores

GTY we rank 3 HOLD

GTY market cap \$706 million

REIT Comment



| | |
|-----------------|---|
| Company: | Weyerhaeuser |
| Price: | \$28 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$15,416 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
WY \$28

Weyerhaeuser WY traded DOWN (\$0.81) per share to close DOWN (3%) day

WY stock traded UP +1% year to date for 2013, underperforming Specialty REITs, trading UP +10% for 2012

WY pending spin-off of homebuilding operations should provide lift for the stock when proxy or prospectus on the spin-off is issued

WY reported 2Q 2013 EPS UP more than 100% from previous year

WY no guidance provided for EPS for 2013

WY recently increased dividend by 10% for 3Q 2013, bringing current annual yield to 3.1%

WY a Specialty Timber REIT with a portfolio of timberlands, wood and cellulose fiber manufacturing plants, and homebuilding operations

WY we rank 2 BUY

WY market cap \$15.4 billion

WY an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Strategic Hotels & Resorts |
| Price: | \$9 |
| Recommendation: | HOLD |
| Ranking: | 3 |
| Market Cap: | \$1,925 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
BEE \$9

Strategic Hotels & Resorts BEE traded DOWN (\$0.19) per share to close DOWN (2%) day

BEE stock traded UP +38% year to date for 2013, outperforming Hotel REITs, trading UP +23% for 2013

BEE investors await outcome of review of strategic alternatives, hoping for takeover offer from a hotel investment group

BEE upscale hotel portfolio likely to attract institutional investors, but debt burden is high

BEE total valuation including debt now \$3.6 billion, with guidance for comparable EBITDA (adjusted) of \$195-\$210 million for 2013

BEE has not yet restored common stock dividends

BEE a Hotel REIT with a portfolio of upscale and resort hotels in US, Europe and Mexico

BEE we rank 3 HOLD

BEE market cap \$1.9 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Plum Creek Timber |
| Price: | \$49 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$7,927 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/29/2013
PCL \$49

Plum Creek Timber PCL traded DOWN (\$0.42) per share to close DOWN (1%) day

PCL stock traded UP +10% year to date for 2013, in line with Specialty REITs, trading UP +10% for 2013

PCL management expects higher sawlog prices through the rest of 2013, with higher harvest due to seasonality

PCL reported results for 2Q 2013 after the close this evening, showing EPS for 2Q 2013 UP +27%

PCL narrowed guidance range for EPS for 2013 to indicate growth UP +16%

PCL stock price supported by current annual dividend yield of 3.6%

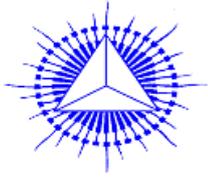
PCL a Specialty Timber REIT with a portfolio of timberlands and sawlog mills

PCL we rank 2 BUY

PCL market cap \$7.9 billion

PCL an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | General Growth Properties |
| Price: | \$21 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$21,558 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
GGP \$21

General Growth Properties GGP increased quarterly dividend distribution by 8% to \$0.13 per share for 4Q 2013

GGP new annual dividend \$0.52 per share

GGP new yield 2.45%

GGP a Retail REIT with a portfolio of regional malls

GGP we rank 3 HOLD

GGP market cap \$21.6 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Plum Creek Timber |
| Price: | \$49 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$7,927 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
07/30/2013
PCL \$49

Plum Creek Timber PCL 2Q 2013 EPS \$0.28 v \$0.22 UP +27%

PCL 2Q 2013 adjusted EBITDA \$104 million UP +9%

PCL narrowed guidance range for EPS for 2013 \$1.30-\$1.45 v \$1.25 UP +4% - +16%
PCL previous guidance 2013 EPS \$1.25-\$1.50 per share
PCL made no change to guidance for harvest volume at 17.5-18.0 million tons FLAT - DOWN (2%)

PCL new guidance 3Q 2013 EPS \$0.38-\$0.43 v \$0.36 UP +6% - +19%

PCL 2Q 2013 operating profit northern resource segment \$8 million UP +100%
PCL 2Q 2013 operating profit southern resource segment \$23 million UP +5%
PCL 2Q 2013 operating profit real estate segment \$30 million UP +3%
PCL 2Q 2013 operating profit manufacturing segment \$14 million UP +56%

PCL management commented sawlog prices should strengthen in all markets during the rest of 2013
PCL manufacturing business expected to show higher profitability as lumber demand increases despite higher production by competitors

PCL stock price supported by current annual dividend yield of 3.6%

PCL a Specialty Timber REIT with a portfolio of timberlands and sawlog mills

PCL we rank 2 BUY

PCL market cap \$7.9 billion

PCL an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | UDR, Inc |
| Price: | \$25 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$6,360 |
| Link: | http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
07/30/2013
UDR \$25

UDR Inc UDR 2Q 2013 FFO \$0.35 (adjusted) v \$0.33 UP +6%
UDR 2Q 2013 FFO (adjusted) excludes net gain of \$0.02 per share relating to recoveries on hurricane insurance claims

UDR increased guidance 2013 FFO \$1.36-\$1.40 (adjusted) v \$1.35 UP +1%--4%
UDR previous guidance 2013 FFO \$1.33-\$1.39 per share
UDR guidance 2013 FFO assumes same property NOI UP +5.25%--6.00%, with physical occupancy 95.5%

UDR new guidance 3Q 2013 FFO \$0.33-\$0.35 v \$0.33 FLAT-UP +6%

UDR 2Q 2013 same property NOI UP +6.8%
UDR 2Q 2013 same property occupancy 96.1% UP +0.2%
UDR 2Q 2013 average monthly rent \$1,546 UP +5%

UDR investing \$1.3 billion in development and redevelopment pipeline to expand portfolio capacity by 5%

UDR stock price supported by current annual dividend yield of 3.7%

UDR a Residential REIT with a diverse portfolio of apartment communities

UDR we rank 2 BUY

UDR market cap \$6.4 billion

REIT Comment



| | |
|-----------------|---|
| Company: | General Growth Properties |
| Price: | \$21 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$21,558 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
GGP \$21

General Growth Properties GGP 2Q 2013 FFO \$0.27 v \$0.23 UP +17%
GGP 2Q 2013 EBITDA \$503 million UP +5%

GGP increased low end of guidance range for 2013 FFO \$1.13-\$1.15 v \$0.99 UP +13%+16%
GGP previous guidance 2013 FFO \$1.11-\$1.15 per share

GGP new guidance 3Q 2013 FFO \$0.26-\$0.28 v \$0.23 UP +13%+22%

GGP 2Q 2013 same property NOI UP +6.8%
GGP 2Q 2013 mall occupancy 95.9% UP +1.6%

GGP 2Q 2013 trailing 12 month tenant sales per square foot \$560 UP +5.1%
GGP 2Q 2013 average rents on lease turnover \$62.79 per square foot UP +11%

GGP investing \$900 million to redevelop 24 retail properties

GGP to sell equity in Brazilian Aliance Shopping Centers for \$690 million, with proceeds to be invested in US retail properties

GGP increased dividend distribution by 8% for 4Q 2013, now providing current yield of 2.5%

GGP a Retail REIT with a portfolio of regional malls

GGP we rank 3 HOLD

GGP market cap \$21.6 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Post Properties |
| Price: | \$48 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$2,632 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
07/30/2013
PPS \$48

Post Properties PPS 2Q 2013 \$0.87 v \$0.73 UP +19%
PPS 2Q 2013 condo sales of \$14 million contributed \$0.25 per share to FFO
PPS 2Q 2013 core FFO (excluding condo sales) \$0.62 v \$0.57 UP +9%

PPS narrowed guidance range 2013 core FFO \$2.47-\$2.55 v \$2.25 UP +10%--13%
PPS previous guidance core FFO \$2.46-\$2.56 per share
PPS guidance 2013 core FFO assumes same property NOI UP +4.0%--5.0%, with high end of range for same property NOI reduced from UP +5.5%

PPS increased guidance range 2013 FFO including condo sales \$2.93-\$3.03 v \$2.92 FLAT-UP +4%
PPS previous guidance 2013 FFO including condo sales \$2.66-\$2.93 per share

PPS 2Q 2013 same property NOI UP +4.5%
PPS 2Q 2013 average portfolio occupancy 95.5% DOWN (0.6%)
PPS 2Q 2013 average monthly rent \$1,406 UP +4.6%

PPS investing in 6 development communities with 1,964 apartments for 9% portfolio expansion

PPS management noted disappointing occupancy in northern VA due to new supply and lower demand in DC metropolitan area

PPS provides income investors with current dividend yield of 2.8%

PPS a Residential REIT with a diverse portfolio of apartment communities concentrated in southeastern states

PPS we rank 2 BUY

PPS market cap \$2.6 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Senior Housing Properties Trust |
| Price: | \$26 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,874 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
SNH \$26

Senior Housing Properties Trust SNH 2Q 2013 normalized FFO \$0.42 (adjusted) v \$0.45 (adjusted) DOWN (7%)
SNH 2Q 2013 normalized FFO excludes net charge of (\$0.01) per share relating to acquisition costs, debt extinguishment, and other non-cash and non-recurring items
SNH 2Q 2013 FFO excludes net impairment charge of (\$28) million on assets now assigned to discontinued operations

SNH no guidance provided for normalized FFO for 2013

SNH 2Q 2013 revenues \$187 million UP +29% due to acquisitions during 2012
SNH 2Q 2013 operating income \$61 million UP +1%

SNH pending acquisitions 5 properties for \$101 million, including 4 senior living properties and 1 biotech laboratory building
SNH plans to divest 18 properties now held for sale as discontinued operations including 11 senior living and skilled nursing properties with \$16 million current book value and 7 medical office buildings with \$27 million current book value

SNH investors considering upside for all related companies to CommonWealth REIT CWH in light of pending proxy battle for control of CWH

SNH managed by same outside management group as CWH

SNH stock price supported by current annual dividend yield of 5.9%

SNH a Health Care REIT with a diverse portfolio of health care properties

SNH we rank 2 BUY

SNH market cap \$4.9 billion

REIT Comment



| | |
|-----------------|---|
| Company: | HCP Inc |
| Price: | \$45 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$20,761 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
07/30/2013
HCP \$45

HCP Inc HCP 2Q 2013 FFO \$0.72 v \$0.69 UP +4%
HCP 2Q 2013 adjusted EBITDA \$441 UP +10%

HCP increased guidance range for 2013 FFO \$2.96-\$3.02 v \$2.78 UP +6%+9%
HCP previous guidance 2013 FFO \$2.94-\$3.00 per share

HCP 2Q 2013 total portfolio same property adjusted NOI UP+3.5%
HCP 2Q 2013 occupancy for senior living operating portfolio 87.0%

HCP 2Q 2013 senior housing segment same property adjusted NOI UP+3.1%
HCP 2Q 2013 post acute/skilled nursing segment same property adjusted NOI UP+2.4%
HCP 2Q 2013 life science segment same property adjusted NOI UP+0.2%
HCP 2Q 2013 medical office segment same property adjusted NOI UP+0.2%
HCP 2Q 2013 hospital segment same property adjusted NOI UP+3.3%

HCP management noted lower than expected patient admissions impacting coverage ratios for HCR post-acute care facilities, as rents paid to HCP remain the same
HCP believes Medicare sequestration temporarily depressing patient volume for skilled nursing facilities as well

HCP recently increased dividend by 5%, bringing current yield to 4.7%

HCP a Health Care REIT with a diverse portfolio of health care and life science properties

HCP we rank 2 BUY

HCP market cap \$20.8 billion

HCP an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Kilroy Realty |
| Price: | \$54 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,265 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
KRC \$54

Kilroy Realty KRC 2Q 2013 FFO \$0.69 v \$0.55 UP +25%

KRC made no change to guidance 2013 FFO \$2.46-\$2.60 v \$2.25 UP +9% - +16%

KRC 2Q 2013 same property NOI UP +6.8% on GAAP basis and UP +12.8% on cash basis
KRC 2Q 2013 portfolio 93.2% leased and 90.7% occupied

KRC investing \$810 million in 4 development projects (now 100% leased) for 10% portfolio capacity increment

KRC provides current yield of 2.6%

KRC an Office REIT with a portfolio of properties concentrated in southern and northern CA with new investment in Seattle

KRC we rank 2 BUY

KRC market cap \$4.3 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Annaly Capital Management |
| Price: | \$12 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$11,838 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
07/30/2013
NLY \$12

Annaly Capital Management NLY news of higher home prices indicates positive year over year trend continues, with all regions reporting positive price trend

NLY report from Case-Shiller showed prices of US existing homes UP+12.2% for May 2013 from previous year

NLY greatest yearly change in prices included San Francisco UP+24.5%, Las Vegas UP +23.3%, Phoenix UP +20.6%, Atlanta UP +20.1%, Detroit UP +19.1% and Los Angeles UP +19.2%

NLY lowest yearly change in prices shown for New York UP+3.3%, Cleveland UP +3.4%, Washington UP +6.5%, Charlotte UP +7.0%, Dallas UP +7.6% and Boston UP +7.5%

NLY home prices in Dallas and Denver now exceed prefinancial crisis peak levels of 2006-2007

NLY proposals for Fannie Mae reform to be debated by House and Senate during4Q 2013, with much opposition expected from liberal Congressmen and mortgage lending industry lobbying groups

NLY investing up to 25% of equity in non-agency real estate assets, with recent \$721 million acquisition of publicly traded NLY subsidiary CreXus Investment CXS now to be operated as Annaly Commercial Real Estate Group

NLY stock price supported by current annual dividend yield of13.5%, at the high end of the range for Financial Mortgage REITs

NLY a Financial Mortgage REIT with a portfolio of agency guaranteed Residential MBS

NLY we rank 2 BUY

NLY market cap \$11.8 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Anworth Mortgage Asset |
| Price: | \$5 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$730 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
ANH \$5

Anworth Mortgage Asset ANH 2Q 2013 GAAP EPS \$0.15 v \$0.18 DOWN (17%)
ANH 2Q 2013 GAAP EPS include net realized gains of \$2 million on sales of portfolio securities

ANH 2Q 2013 core EPS \$0.15 v \$0.15 FLAT
ANH 2Q 2013 core EPS excludes (\$20) million loss on portfolio valuation adjustments for unrealized gains and losses, now shown as offset to income contribution to shareholders equity

ANH no guidance provided for core or GAAP EPS for 2013

ANH 2Q 2013 book value \$6.01 per share DOWN (15%) from March 2013
ANH stock now valued at discount of (17%) to latest book value

ANH 2Q 2013 portfolio \$9.5 billion DOWN (1%) from March 2013
ANH 2Q 2013 average portfolio yield 2.64% DOWN (0.01%)

ANH 2Q 2013 NIM (net interest margin) 1.00% UP +0.11%

ANH 2Q 2013 portfolio leverage 8.7X UP +1.6X from March 2013
ANH 2Q 2013 CPR (constant prepayment rate) 24% FLAT

ANH stock price supported by current annual dividend yield of 12.1%, above the midpoint of the range for Financial Mortgage REITs
ANH management expects CPR to decline through rest of 2013

ANH stock price supported by current annual dividend yield of 12.1%, above the midpoint of the range for Financial Mortgage REITs

ANH a Financial Mortgage REIT with a portfolio of agency guaranteed Residential MBS

ANH we rank 2 BUY

ANH market cap \$730 million

REIT Comment



| | |
|-----------------|---|
| Company: | Agree Realty |
| Price: | \$32 |
| Recommendation: | HOLD |
| Ranking: | 3 |
| Market Cap: | \$417 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
ADC \$32

Agree Realty ADC 2Q 2013 FFO \$0.52 (adjusted) v \$0.51 (adjusted) UP +2%
ADC 2Q 2013 FFO (adjusted) excludes net charge of (\$0.01) per share for stock based compensation expense, partially offset by other items

ADC no guidance provided for 2013 FFO

ADC 2Q 2013 portfolio occupancy 97%

ADC year to date acquisitions \$43 million for 9 properties

ADC key tenants include Walgreens, representing 28% of total rents, Kmart 7%, CVS 6%, Wal-mart 5%, Wawa 5% and Rite Aid 5%

ADC investing in acquisitions and new build-to-suit retail developments for portfolio expansion

ADC stock price supported by current annual dividend yield of 5.2%

ADC a Retail REIT with a portfolio of net leased retail properties

ADC we rank 3 HOLD

ADC market cap \$417 million

REIT Comment



| | |
|-----------------|---|
| Company: | Alexandria Real Estate Equities |
| Price: | \$69 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,341 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
07/30/2013
ARE \$69

Alexandria Real Estate Equities ARE 2Q 2013 FFO \$1.07 (adjusted) v \$1.08 DOWN (1%)
ARE 2Q 2013 FFO (adjusted) excludes net charge of (\$0.01) per share for debt extinguishment

ARE reduced guidance 2013 FFO \$4.35-\$4.45 (adjusted) v \$4.38 DOWN (1%)-UP +2%
ARE previous guidance 2013 FFO (adjusted) \$4.46-\$4.62 per share
ARE guidance 2013 FFO (adjusted) excludes net charges of (\$0.03) relating to debt extinguishment and other items
ARE guidance 2013 FFO (adjusted) assumes same property NOI UP +5%-+7%, with occupancy 94.3%-94.7%

ARE 2Q 2013 same property NOI UP +7.2% on cash basis
ARE 2Q 2013 portfolio occupancy 94.6% UP +0.4%
ARE 2Q 2013 rents on new and renewed leases UP+6.7%

ARE recent biotech IPOs and biotech takeovers a positive signal for demand for life science office space

ARE investing more than \$1.0 billion to develop and redevelop pipeline of 1.9 million square feet, providing portfolio capacity increment of 13%

ARE increased dividend by 16% for 3Q 2013, now providing current annual dividend yield of 3.8%

ARE a Health Care REIT with a portfolio of office and laboratory properties net leased to biotech and pharmaceutical tenants

ARE we rank 2 BUY

ARE market cap \$4.3 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Alexandria Real Estate Equities |
| Price: | \$69 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,341 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
ARE \$69

Alexandria Real Estate Equities ARE increased quarterly dividend distribution by 16% to \$0.65 per share for 3Q 2013

ARE new annual dividend \$2.60 per share

ARE new yield 3.8%

ARE a Health Care REIT with a portfolio of office and laboratory properties net leased to biotech and pharmaceutical tenants

ARE we rank 2 BUY

ARE market cap \$4.3 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Senior Housing Properties Trust |
| Price: | \$26 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,759 |
| Link: | http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
SNH \$26

Senior Housing Properties Trust SNH traded DOWN (\$0.62) per share to close DOWN (2%) day

SNH stock traded UP +9% year to date for 2013, outperforming Health Care REITs, trading UP +11%

SNH earlier today reported 2Q 2013 FFO DOWN (7%) due to divestitures

SNH no guidance provided for FFO for 2013

SNH recognized (\$28) million impairment (excluded from FFO) on \$43 million properties now accounted for as discontinued operations, pending divestiture

SNH investors considering upside for all related companies to CommonWealth REIT CWH in light of pending proxy battle for control of CWH

SNH managed by same outside management group as CWH

SNH stock price supported by current annual dividend yield of 6.1%

SNH a Health Care REIT with a diverse portfolio of health care properties

SNH we rank 2 BUY

SNH market cap \$4.8 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Post Properties |
| Price: | \$47 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$2,578 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
PPS \$47

Post Properties PPS traded DOWN (\$0.98) per share to close DOWN (2%) day

PPS stock traded DOWN (6%) year to date for 2013, underperforming Residential REITs, trading UP +5% for 2013

PPS earlier today reported 2Q 2013 FFO UP +19% (including condo sales)

PPS also increased guidance for 2013 core FFO to indicate growth UP +13%

PPS management noted disappointing occupancy in northern VA due to new supply and lower demand in DC metropolitan area

PPS provides income investors with current dividend yield of 2.8%

PPS a Residential REIT with a diverse portfolio of apartment communities concentrated in southeastern states

PPS we rank 2 BUY

PPS market cap \$2.6 billion

REIT Comment



| | |
|-----------------|---|
| Company: | HCP Inc |
| Price: | \$45 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$20,577 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
HCP \$45

HCP Inc HCP traded DOWN (\$0.40) per share to close DOWN (1%) day

HCP stock traded DOWN (1%) year to date for 2013, underperforming Health Care REITs, trading UP +11% for 2013

HCP management comments noting lower than expected admissions for some health care properties may indicate short term impact of Medicare sequestration

HCP earlier today reported 2Q 2013 FFO UP +4%, with total portfolio same property adjusted NOI UP +3.5%

HCP increased guidance for FFO for 2013 to indicate growth UP +9%

HCP recently increased dividend by 5%, bringing current yield to 4.7%

HCP a Health Care REIT with a diverse portfolio of health care and life science properties

HCP we rank 2 BUY

HCP market cap \$20.6 billion

HCP an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Anworth Mortgage Asset |
| Price: | \$5 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$735 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/30/2013
ANH \$5

Anworth Mortgage Asset ANH traded UP \$0.03 per share to close UP +1% day

ANH stock traded DOWN (13%) year to date for 2013, underperforming Financial Mortgage REITs, trading DOWN (10%) for 2013

ANH earlier today reported 2Q 2013 GAAP EPS DOWN (17%), due to net unrealized portfolio losses impacting book value

ANH stock now valued at discount of (17%) to latest book value of \$6.01 per share as of June 30, 2013

ANH stock price supported by current annual dividend yield of 12.0%, above the midpoint of the range for Financial Mortgage REITs

ANH a Financial Mortgage REIT with a portfolio of agency guaranteed Residential MBS

ANH we rank 2 BUY

ANH market cap \$735 million

REIT Comment



| | |
|-----------------|---|
| Company: | AvalonBay Communities |
| Price: | \$137 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$16,485 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/31/2013
AVB \$137

AvalonBay Communities AVB latest employment report from ADP found higher than expected job creation

AVP report from (Automatic Data Processing) found private sector added 200,000 new jobs for July 2013, UP +2,000 from revised 198,000 for June 2013

AVB report expected later this week from Labor Department may conflict with ADP report due to inclusion of shrinking government jobs

AVB like all Residential REITs reporting high occupancy and rental rate increases supported by improving employment trends

AVB guidance for FFO for 2013 indicates growth of UP +16%

AVB provides current annual dividend yield of 3.1%

AVB a Residential REIT with a portfolio of upscale apartment communities in east coast and west coast locations

AVB we rank 2 BUY

AVB market cap \$16.5 billion

AVB an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | American Tower |
| Price: | \$73 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$29,043 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
07/31/2013
AMT \$73

American Tower AMT 2Q 2013 EPS \$0.25 v \$0.12 UP +108%

AMT 2Q 2013 AFFO \$366 million UP +20%
AMT 2Q 2013 AFFO per share \$0.92 v \$0.77 UP +19%

AMT increased guidance 2013 AFFO \$1.430-\$1.480 billion v \$1.198 UP +19%+24%

AMT increased guidance 2013 AFFO per share \$3.62-\$3.74 v \$3.00 UP +21%+25%
AMT previous guidance 2013 AFFO \$3.55-\$3.68 per share

AMT 2Q 2013 revenue \$808 million UP +16%, with 64% domestic rental revenues UP +10% and 33% international rental revenues UP +28%
AMT 2Q 2013 operating income \$313 million UP +16%
AMT 2Q 2013 cash flow from operations \$391 million UP +16%

AMT year to date 2013 acquisitions \$311 million for 36 domestic and 1,017 international telecom towers

AMT year to date 2013 invested \$75 million to repurchase 1.0 million shares

AMT management comments noted merger of Sprint with Clearwire and TMobile with MetroPCS brings the US cellular market into a state of heightened competition with 4 major carriers, a positive scenario for AMT

AMT while major carriers in US are nearing completion of LTE population coverage need for incremental capacity will continue to drive additional US rental growth
AMT impact of tablets adds significant demand for video streaming, requiring more investment for carrier capacity

AMT increased dividend by 4%, now providing annual dividend yield of 1.5%

AMT a Specialty REIT with a portfolio of wireless and broadcast communications real estate with towers in US, Europe, South America, Africa and India

AMT we rank 2 BUY

AMT market cap \$29.0 billion

AMT an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | American Tower |
| Price: | \$73 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$29,043 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/31/2013
AMT \$73

American Tower AMT increased dividend distribution by 4% to \$0.27 per share for 3Q 2013

AMT new annual dividend \$1.08 per share

AMT new yield 1.5%

AMT converted to REIT status on merger with American Tower REIT in January 2012

AMT a Specialty REIT with a portfolio of wireless and broadcast communications real estate with towers in US, Europe, South America, Africa and India

AMT we rank 2 BUY

AMT market cap \$29.0 billion

AMT an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Equity Residential |
| Price: | \$58 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$21,582 |
| Link: | http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/31/2013
EQR \$58

Equity Residential EQR 2Q 2013 normalized FFO \$0.71 (adjusted) v \$0.68 (adjusted) UP +4%
EQR 2Q 2013 FFO (adjusted) excludes net gain of \$0.02 per share relating to income tax benefit, partially offset by property acquisition costs

EQR reduced top end of guidance range 2013 normalized FFO \$2.80-\$2.85 v \$2.76 UP +1%+3%
EQR previous guidance 2013 FFO \$2.80-\$2.90 per share
EQR narrowed guidance assumption for same property NOI UP+5.0%+5.25% with occupancy 95.3%

EQR 2Q 2013 same property NOI UP +5.6%
EQR 2Q 2013 same property occupancy 95.5% UP +0.3%
EQR 2Q 2013 average monthly rent \$1,884 UP +4.5%

EQR 2Q 2013 apartment turnover 14.9%, representing annual rate of 60%

EQR management comments noted only slight increase in move-outs for home purchase to 13% of total move-outs
EQR seeing higher rental rate increases on renewal with July rents UP +5.4% and August/September UP +6.5%
EQR saw only modest same property occupancy decline for DC DOWN (0.2%), while rental rates increased UP +3.2%

EQR impact of \$9.4 billion Archstone acquisition positive for margins, but creates need for divestitures to repay debt

EQR stock supported by current annual dividend yield of 3.1%

EQR the largest publicly traded Residential REIT with a diverse portfolio of apartment communities

EQR we rank 2 BUY

EQR market cap \$21.6 billion

EQR an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Kimco Realty |
| Price: | \$22 |
| Recommendation: | BUY |
| Ranking: | 1 |
| Market Cap: | \$9,203 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/31/2013
KIM \$22

Kimco Realty KIM 2Q 2013 FFO \$0.35 v \$0.31 (adjusted) UP +13%

KIM narrowed guidance range for 2013 FFO \$1.31-\$1.33 (adjusted) v \$1.25 UP +5%+6%
KIM previous guidance 2013 FFO \$1.30-\$1.34 per share
KIM guidance 2013 FFO (adjusted) excludes net charge of (\$0.01) per share relating to non-cash and non-recurring items
KIM guidance 2013 FFO assumes same property NOI UP +3.0%-+4.0%, with occupancy UP +0.50%-+0.75%

KIM 2Q 2013 same property NOI UP +4.2%
KIM 2Q 2013 portfolio occupancy 93.7% UP +0.4%
KIM 2Q 2013 rents on lease turnover UP +16.7%

KIM year to date 2013 acquisitions \$147 million for joint venture interests in properties and investment funds
KIM year to date divestitures \$82 million, with \$129 million additional pending transactions

KIM management expecting to target larger assets for acquisitions with focus on potential for redevelopment
KIM management striving to improve quality of retail portfolio

KIM provides current annual dividend yield of 3.8%

KIM a Retail REIT with a diverse portfolio of retail properties, including neighborhood and community shopping centers and big box retail, as well as grocery anchored shopping centers

KIM we rank 1 BUY

KIM market cap \$9.2 billion

KIM an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Boston Properties |
| Price: | \$109 |
| Recommendation: | SELL |
| Ranking: | 4 |
| Market Cap: | \$16,662 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/31/2013
BXP \$109

Boston Properties BXP 2Q 2013 FFO \$1.28 v \$1.36 DOWN (6%)

BXP reduced guidance 2013 FFO \$4.89-\$4.94 v \$4.90 FLAT-UP +1%
BXP previous guidance 2013 FFO \$4.97-\$5.07 per share

BXP new guidance 3Q 2013 FFO \$1.27-\$1.29 v \$1.16 UP +9%+11%
BXP implied guidance 4Q 2013 FFO \$1.28-\$1.31 v \$1.27 UP +1%+3%

BXP guidance reduction indicates higher than expected interest expense and negative impact of pending divestitures

BXP 2Q 2013 same property NOI UP +3.7% on cash basis
BXP 2Q 2013 occupancy 92.3% UP 0.7%

BXP 2Q 2013 average rents on lease turnover DOWN (1.3%)

BXP investing \$2.5 billion in 8 projects to increase portfolio capacity by 6%

BXP provides current annual dividend yield of 2.4%

BXP an Office REIT with a portfolio of upscale office properties in NY, Boston, DC and San Francisco

BXP we rank 4 SELL

BXP market cap \$16.7 billion

BXP an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Tanger Factory Outlet Centers |
| Price: | \$34 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$3,342 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
07/31/2013
SKT \$34

Tanger Factory Outlet Centers SKT 2Q 2013 FFO \$0.44 (adjusted) v \$0.39 UP +13%
SKT 2Q 2013 FFO (adjusted) excludes net charge of (\$0.01) per share relating to acquisition costs and other items

SKT slightly increased low end of guidance range 2013 FFO \$1.78-\$1.81 v \$1.63 UP +9% - +11%
SKT previous guidance 2013 FFO \$1.77-\$1.81 per share

SKT 2Q 2013 same property NOI UP +4.5%
SKT 2Q 2013 portfolio occupancy 98.3%

SKT 2Q 2013 trailing 12 month annualized tenant sales per square foot \$384 UP +2.3%

SKT year to date 2013 average increase in rents on lease turnover UP +22%

SKT plans to open 2 new outlet centers annually, with focus for this year on Washington Harbor project in DC, to open Holiday 2013, and new ground-up development in Toronto and Ottawa, Canada

SKT additional portfolio developments include Foxwoods resort in CT, and Scottsdale, AZ, as well as 2 joint venture development projects with Simon Property Group SPG in Charlotte NC and in Columbus, OH

SKT provides current annual dividend yield of 2.6%

SKT a Retail REIT with a portfolio of brand name outlet centers

SKT we rank 2 BUY

SKT market cap \$3.3 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Annaly Capital Management |
| Price: | \$12 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$11,948 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
07/31/2013
NLY \$12

Annaly Capital Management NLY lower mortgage application volume reflecting homeowner resistance to higher mortgage interest rates

NLY report from MBA (Mortgage Bankers Association) found mortgage applications DOWN (3.7%) for week ended July 26, 2013

NLY mortgage applications for refinance DOWN (4%), while mortgage applications for home purchase DOWN (3%)

NLY refinance applications represented 63% of all applications, an unusually low level, reflecting consumer concern over higher mortgage interest rates

NLY report from MBA (Mortgage Bankers Association) found average interest rate on 30 year fixed rate conforming mortgage unchanged at 4.58%, unchanged from previous week, but UP 1.00% since May 2013

NLY proposals for Fannie Mae reform to be debated by House and Senate during 4Q 2013, with much opposition expected from liberal Congressmen and mortgage lending industry lobbying groups

NLY completed acquisition of publicly traded NLY subsidiary CreXus Investment CXS as part of strategic decision to invest up to 25% of equity in non-agency real estate assets

NLY stock price supported by current annual dividend yield of 13.3%, at the high end of the range for Financial Mortgage REITs

NLY a Financial Mortgage REIT with a portfolio of agency guaranteed Residential MBS

NLY we rank 2 BUY

NLY market cap \$11.9 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Healthcare Realty Trust |
| Price: | \$26 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$2,332 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/31/2013
HR \$26

Healthcare Realty Trust HR 2Q 2013 FFO \$0.32 (adjusted) v \$0.34 DOWN (6%)
HR 2Q 2013 FFO (adjusted) excludes net charges of (\$0.34) per share relating to debt extinguishment and other items

HR no guidance provided for FFO for 2013
HR indicated same property NOI expected UP +2.0% - +4.0% for multi-tenant properties with re-leasing spreads UP +0.5% - +3.0%

HR 2Q 2013 same property NOI UP +0.1%
HR 2Q 2013 portfolio occupancy 86.9% UP +0.3%

HR 2Q 2013 tenant retention 77%

HR 2Q 2013 occupancy for properties in lease-up at 69%, on plan

HR 78% of medical office properties located adjacent to hospital campuses

HR stock price supported by current dividend yield of 4.6%

HR a Health Care REIT with a portfolio concentrated in medical office properties

HR we rank 2 BUY

HR market cap \$2.3 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Agree Realty |
| Price: | \$30 |
| Recommendation: | HOLD |
| Ranking: | 3 |
| Market Cap: | \$393 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/31/2013
ADC \$30

Agree Realty ADC traded DOWN (\$1.89) per share to close DOWN (6%) day

ADC stock traded UP +13% year to date for 2013, outperforming Retail REITs, trading UP +12% for 2013

ADC yesterday reported 2Q 2013 FFO growth UP +2%

ADC no guidance provided for FFO for 2013

ADC investing in acquisitions and new build-to-suit retail developments for portfolio expansion

ADC stock price supported by current annual dividend yield of 5.4%

ADC a Retail REIT with a portfolio of net leased retail properties

ADC we rank 3 HOLD

ADC market cap \$393 million

REIT Comment



| | |
|-----------------|---|
| Company: | Tanger Factory Outlet Centers |
| Price: | \$32 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$3,204 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/31/2013
SKT \$32

Tanger Factory Outlet Centers SKT traded DOWN (\$1.40) per share to close DOWN (4%) day

SKT stock traded DOWN (5%) year to date for 2013, underperforming Retail REITs, trading UP +12% for 2013

SKT earlier today reported 2Q 2013 FFO UP +13%

SKT also slightly increased guidance for FFO for 2013 to indicate growth UP +11%

SKT benefiting from significant rental rate increases on lease turnover

SKT development projects should provide FFO growth for 2014 and 2015

SKT provides current annual dividend yield of 2.6%

SKT a Retail REIT with a portfolio of brand name outlet centers

SKT we rank 2 BUY

SKT market cap \$3.2 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Boston Properties |
| Price: | \$107 |
| Recommendation: | SELL |
| Ranking: | 4 |
| Market Cap: | \$16,391 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/31/2013
BXP \$107

Boston Properties BXP traded DOWN (\$1.77) per share to close DOWN (2%) day

BXP stock traded UP +1% year to date for 2013, underperforming Office REITs, trading UP +12% for 2013

BXP earlier today reported 2Q 2013 FFO DOWN (6%)

BXP reduced guidance for FFO for 2013 to indicate a FLAT year, due to higher than expected interest expense and the negative impact of pending divestitures

BXP development projects unlikely to generate significant FFO before 2014-2015

BXP seeing no incremental FFO from rental rates in most markets

BXP provides current annual dividend yield of 2.4%

BXP an Office REIT with a portfolio of upscale office properties in NY, Boston, DC and San Francisco

BXP we rank 4 SELL

BXP market cap \$16.4 billion

BXP an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Equity Residential |
| Price: | \$56 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$20,960 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
07/31/2013
EQR \$56

Equity Residential EQR traded DOWN (\$1.66) per share to close DOWN (3%) day

EQR stock traded DOWN (1%) year to date for 2013, underperforming Residential REITs, trading UP +5% for 2013

EQR reported FFO growth UP +4% for 2Q 2013, while slightly reducing top end of guidance range for FFO for 2013 to indicate growth UP +3%

EQR management discussion noted stability of portfolio returns, with better than expected rental rate increases now expected for 3Q 2013

EQR impact of \$9.4 billion Archstone acquisition positive for margins, but creates need for divestitures to repay debt

EQR stock supported by current annual dividend yield of 3.2%

EQR the largest publicly traded Residential REIT with a diverse portfolio of apartment communities

EQR we rank 2 BUY

EQR market cap \$21.0 billion

EQR an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Government Properties Income Trust |
| Price: | \$25 |
| Recommendation: | HOLD |
| Ranking: | 3 |
| Market Cap: | \$1,381 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
GOV \$25

Government Properties Income Trust GOV 2Q 2013 normalized FFO \$0.54 v \$0.52 UP +4%
GOV 2Q 2013 normalized FFO excludes net charge of (\$0.01) per share relating to acquisition cost

GOV no guidance provided for FFO for 2013

GOV 2Q 2013 portfolio occupancy 93.4% UP +0.8%
GOV 2Q 2013 rents on lease turnover DOWN (1.4%)

GOV pending acquisition \$13 million
GOV July 2013 vacancy of building previously leased to FBI in San Diego to cause lower FFO for 3Q 2013 and 4Q 2013

GOV portfolio of office properties 83% leased to government agencies and 17% leased to state and local agencies

GOV internal rental growth limited by contract to average 1% revenue growth per year

GOV following recent secondary stock offering of all remaining shares held by Commonwealth REIT CWH during March 2013, GOV is now fully independent and no longer treated as a subsidiary of a closely held Office REIT

GOV continues under external management by RMR (Reit Management & Research LLC), a real estate management company that also manages Commonwealth REIT CWH, Hospitality Properties Trust HPT, TravelCenters of America TA and Senior Housing Properties Trust SNH

GOV provides current annual dividend yield of 6.8%

GOV a Specialty REIT with a portfolio of office properties net leased to federal and state agencies

GOV we rank 3 HOLD

GOV market cap \$1.4 billion

REIT Comment



| | |
|-----------------|---|
| Company: | BRE Properties |
| Price: | \$53 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,099 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
BRE \$53

BRE Properties BRE received unsolicited takeover offer of \$60 per share from Land & Buildings

BRE Land & Buildings made offer public yesterday after BRE management rejected offer in private discussions last month

BRE offer values BRE at \$5.8 billion (including debt), representing premium of 13% to last night's closing price

BRE response to Land & Buildings in public letter questions ability of \$200 million hedge fund to complete an offer

BRE Land & Buildings holds \$9 million equity stake in BRE, representing less than 1% of total equity

BRE additional discussions with other bidders may be underway as management seeks a friendly merger

BRE potential interest from Essex Property Trust ESS unconfirmed

BRE reported 2Q 2013 FFO UP +7%

BRE increased guidance for FFO for 2013 to indicate growth UP +5%

BRE stock price supported by current annual dividend yield of 3.0%

BRE a Residential REIT with a diverse portfolio of apartment communities concentrated in western states

BRE we rank 2 BUY

BRE market cap \$4.1 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Prologis Inc |
| Price: | \$38 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$18,300 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
PLD \$38

Prologis Inc PLD news of higher than expected US GDP growth sets positive operating environment for Industrial REITs

PLD report from Commerce Department yesterday found US GDP growth UP+1.7% for 2Q 2013, clearly accelerating from growth UP+1.1% for 1Q 2013

PLD best economic metrics as coincident indicators for Industrial REITs are retail sales and international freight shipments

PLD reported FFO down (4%) for 2Q 2013 due to divestitures of properties to investment funds

PLD guidance for FFO for 2013 indicates decrease DOWN as much as (6%)

PLD outlook for long term growth enhanced by \$22.8 billion combined assets under management in 15 international investment funds

PLD provides current yield of 2.9%

PLD an Industrial REIT with a portfolio of bulk distribution facilities in US, Europe and Asia

PLD we rank 2 BUY

PLD market cap \$18.3 billion

PLD an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | BRE Properties |
| Price: | \$53 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,099 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
BRE \$53

BRE Properties BRE 2Q 2013 FFO \$0.63 v \$0.59 UP +7%

BRE increased guidance range 2013 FFO \$2.44-\$2.50 v \$2.39 UP +2%+5%
BRE previous guidance 2013 FFO \$2.38-\$2.45 per share
BRE guidance 2013 FFO assumes same property NOI UP +5.0%+6.0%

BRE 2Q 2013 same property NOI UP +7.1%
BRE 2Q 2013 same property occupancy 92.9%
BRE 2Q 2013 portfolio occupancy 94.7%

BRE 2Q 2013 average monthly rent \$1,694 UP +1.8%

BRE 2Q 2013 dispositions included 2 properties for \$53 million, sold for net gain of \$6 million

BRE investing \$724 million in 4 development projects now under construction providing 7% portfolio capacity expansion

BRE management commented rental increases on lease renewals expected to continue UP +5%+6% for 3Q 2013

BRE management did not comment directly on takeover offer from Land & Buildings, but indicated will consider any reasonable to maximize shareholder value

BRE stock price supported by current annual dividend yield of 3.0%

BRE a Residential REIT with a diverse portfolio of apartment communities concentrated in western states

BRE we rank 2 BUY

BRE market cap \$4.1 billion

REIT Comment



| | |
|-----------------|---|
| Company: | National Retail Properties |
| Price: | \$35 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,054 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
NNN \$35

National Retail Properties NNN 2Q 2013 recurring FFO \$0.45 v \$0.43 (adjusted) UP +5%

NNN slightly increased guidance range 2013 recurring FFO \$1.86-\$1.90 v \$1.74 UP +7%+9%
NNN previous guidance 2013 recurring FFO \$1.85-\$1.89 per share

NNN 2Q 2013 portfolio occupancy 98.1% DOWN (0.1%)

NNN 2Q 2013 acquisitions \$438 million for 209 properties with 1.1 million square feet, adding 5% to portfolio capacity

NNN 2Q 2013 dispositions \$134 million for 7 properties, generating \$2 million gain

NNN all leases are triple net, with no exposure to variable tenant sales

NNN recently increased quarterly dividend by 2.5%, bringing current yield to 4.6%

NNN a Retail REIT with a portfolio of net leased retail and commercial properties

NNN we rank 2 BUY

NNN market cap \$4.1 billion

REIT Comment



| | |
|-----------------|---|
| Company: | MFA Financial |
| Price: | \$8 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$2,858 |
| Link: | http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
08/01/2013
MFA \$8

MFA Financial MFA 2Q 2013 GAAP EPS \$0.19 v \$0.20 DOWN (5%)
MFA 2Q 2013 GAAP EPS includes \$4.4 million gains on sale of MBS and \$0.8 million unrealized losses on portfolio adjustments

MFA 2Q 2013 core EPS \$0.19 v \$0.19 (adjusted) FLAT
MFA 2Q 2013 core EPS excludes \$0.01 gains on sale of MBS, offset by unrealized losses on portfolio adjustments and costs of issuing preferred stock

MFA no guidance provided for GAAP EPS or core EPS for 2013

MFA 2Q 2013 GAAP book value \$8.19 per share, DOWN (7%) from March, 2013
MFA stock trading at discount of (3%) to latest book value

MFA during 2Q 2013 MFA provided \$55 million reversal of loan loss reserve, to be recognized as gain included in GAAP EPS over the life of the assets
MFA provided \$224 million reversal of loan loss reserve over the last 12 months, indicating conservative valuation of non-agency securities

MFA 2Q 2013 portfolio \$12.3 billion DOWN (2%) from March 2013
MFA 2Q 2013 portfolio \$12.3 billion includes \$6.9 billion agency guaranteed Residential MBS and \$5.3 billion non-agency Residential MBS
MFA 2Q 2013 portfolio yield 4.27%, including agency guaranteed RMBS 2.19% and non-agency RMBS 7.15%

MFA 2Q 2013 portfolio NIM (net interest income) 2.62%, including agency guaranteed RMBS 1.04% and non-agency RMBS 4.74%

MFA 2Q 2013 portfolio leverage 4.3X, including agency guaranteed RMBS portfolio at 8.2X and non-agency RMBS portfolio at 2.2X
MFA 2Q 2013 portfolio CPR (constant prepayment rate) 18.5%, including agency guaranteed RMBS at 20.2% and non-agency RMBS at 16.4%

MFA better than expected loan loss performance for non-agency portfolio of RMBS enables MFA to reverse previous loan loss reserves while maintaining conservative valuations
MFA strengthening US housing sector stimulates non-agency mortgage originations, providing opportunities for MFA to reposition portfolio

MFA to pay 2nd special dividend of \$0.28 per share in August 2013, reflecting undistributed amounts of REIT taxable income relating to prior periods

MFA provides current annual dividend yield of 11.0%, below the midpoint of the range for Financial Mortgage REITs

MFA a Financial Mortgage REIT with a portfolio of agency guaranteed and nonagency guaranteed Residential loans and MBS

MFA we rank 2 BUY

MFA market cap \$2.9 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Regency Centers |
| Price: | \$53 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,764 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
REG \$53

Regency Centers REG 2Q 2013 core FFO \$0.67 (adjusted) v \$0.69 (adjusted) DOWN (3%)
REG 2Q 2013 core FFO (adjusted) excludes net gain of \$0.01 per share relating to transaction profit

REG increased guidance 2013 core FFO \$2.55-\$2.60 v \$2.56 FLAT -UP +2%
REG previous guidance 2013 core FFO \$2.50-\$2.57 per share
REG guidance 2013 core FFO assumes same property NOI UP +3.5%+4.0%

REG 2Q 2013 same property NOI UP +5.2% excluding lease termination fees
REG 2Q 2013 portfolio occupancy 94.3%

REG 2Q 2013 rents on lease turnover UP +5.7%

REG investing \$241 million to develop 6 properties (now 91% pre-leased), representing 2% portfolio capacity expansion

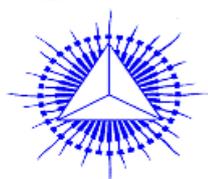
REG stock price supported by current annual dividend yield of 3.5%

REG a Retail REIT with a portfolio of grocery anchored shopping centers

REG we rank 2 BUY

REG market cap \$4.8 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Ashford Hospitality Trust |
| Price: | \$12 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$1,001 |
| Link: | http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
AHT \$12

Ashford Hospitality Trust AHT 2Q 2013 FFO \$0.55 (adjusted) v \$0.52 (adjusted) UP +6%
AHT 2Q 2013 FFO (adjusted) excludes net charges of (\$0.05) per share relating to transaction costs and other non-recurring items

AHT 2Q 2013 adjusted EBITDA \$109 million UP +11%

AHT no guidance provided for FFO for 2013

AHT 2Q 2013 pro forma RevPAR (revenue per available room) for 95 legacy hotels \$112 UP +4.1%
AHT 2Q 2013 pro forma ADR (average daily rate) \$143 UP +3.8%
AHT 2Q 2013 pro forma occupancy 78.7% +0.2%
AHT 2Q 2013 pro forma hotel EBITDA margin 35.6% UP +0.8%

AHT 2Q 2013 Highland Hospitality hotels RevPAR (revenue per available room) \$117 UP +4.5%
AHT 2Q 2013 Highland Hospitality hotels ADR (average daily rate) \$153 UP +4.7%
AHT 2Q 2013 Highland Hospitality hotels occupancy 75.7% UP +0.5%
AHT 2Q 2013 Highland Hospitality hotels hotel EBITDA margin 33.4% UP +0.1%

AHT management comments noted pending spin-off of Ashford Prime AHP (80% of portfolio of 8 stable, profitable and fully leveraged hotels) to be a taxable distribution to AHT common shareholders, with transaction to be completed during September 2013
AHT hotels to be included in AHP have much higher RevPAR (revenue per available room) and ADR (average daily rate), with occupancy more than 83% as of 2Q 2013
AHT spin-off of AHP to common shareholders of AHT will not impede continuity of AHT dividend at \$0.12 per share per quarter, while AHP expected to pay annual dividend of \$0.04 per share
AHT spin-off of AHP to AHT to include \$140 million cash as well as associated debt on properties on spin-off properties
AHT provides current dividend yield of 4.1%

AHT a Hotel REIT

AHT we rank 2 BUY

AHT market cap \$1.0 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Essex Property Trust |
| Price: | \$161 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$6,324 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
08/01/2013
ESS \$161

Essex Property Trust ESS 2Q 2013 FFO \$1.88 (adjusted) v \$1.66 (adjusted) UP +13%
ESS guidance 2Q 2013 core FFO (adjusted) excludes net gain of \$0.03 per share

ESS narrowed guidance range 2013 core FFO \$7.50-\$7.65 (adjusted) v \$6.82 (adjusted) UP +10%+12%
ESS previous guidance 2013 FFO \$7.40-\$7.70 per share
ESS guidance 2013 core FFO assumes same property NOI UP +7.0%-+7.2%

ESS new guidance 3Q 2013 core FFO \$1.85-\$1.93 v \$1.71 (adjusted) UP +8%-+13%

ESS 2Q 2013 same property NOI UP +7.0%, with lowest improvement for southern CA +4.8% and highest for northern CA +9.7%, with Seattle UP +7.8%
ESS 2Q 2013 same property occupancy 96.0% DOWN (0.3%)
ESS 2Q 2013 average monthly rent \$1,574 UP +6.2%

ESS 2Q 2013 annualized apartment turnover 56% UP +2%

ESS 2Q 2013 acquisitions \$114 million for 2 properties
ESS 2Q 2013 dispositions \$270 million for 4 properties

ESS investing \$1.1 billion to develop 12 apartment communities (including 2 wholly owned and 10 joint venture investments) for total portfolio capacity increment of 7%

ESS management noted higher home prices and higher mortgage rates limit affordability of home ownership, likely to deter apartment dwellers from becoming homeowners
ESS management denied any involvement in Land& Buildings offer to acquire BRE Properties BRE
ESS commented that rental increases in Los Angeles lower than expected for 2Q 2013 due to earlier than normal seasonal layoffs at Disneyland

ESS increased quarterly dividend distribution by 10% during 2013, now providing annual dividend yield of 2.9%

ESS a Residential REIT with a diverse portfolio of apartment communities in west coast states

ESS we rank 2 BUY

ESS market cap \$6.3 billion

REIT Comment



| | |
|-----------------|---|
| Company: | CBL & Associates |
| Price: | \$23 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,351 |
| Link: | http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
08/01/2013
CBL \$24

CBL & Associates CBL 2Q 2013 FFO \$0.55 (adjusted) v \$0.53 UP +4%
CBL 2Q 2013 FFO (adjusted) excludes net charge of (\$0.04) per share relating to debt extinguishment

CBL made no change to guidance 2013 FFO \$2.18-\$2.26 v \$2.17 (adjusted) FLAT - UP +4%
CBL guidance 2013 FFO assumes same property NOI UP +1.0%-+3.0%

CBL 2Q 2013 same property NOI UP +1.8% (excluding lease termination fees)
CBL 2Q 2013 portfolio occupancy 93.0% UP +0.7%

CBL 2Q 2013 trailing 12 month annualized mall tenant sales per square foot \$356 UP +3.2%
CBL 2Q 2013 average increase in annualized mall gross rent per square foot on lease turnover UP +12.1%

CBL investment in portfolio expansion drives FFO growth
CBL renovations at 3 regional malls should contribute to improved profitability during 2013

CBL provides current yield of 4.0%

CBL a Retail REIT with a portfolio of regional malls in southeastern and mid-Atlantic states

CBL we rank 2 BUY

CBL market cap \$4.4 billion

REIT Comment



| | |
|-----------------|---|
| Company: | National Retail Properties |
| Price: | \$34 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,054 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
NNN \$34

National Retail Properties NNN stock traded DOWN (\$0.90) per share to close DOWN (3%) day

NNN stock traded UP +9% year to date for 2013, underperforming Retail REITs, trading UP +12% for 2013

NNN earlier today reported 2Q 2013 FFO UP +5%

NNN also increased guidance for FFO for 2013 to indicate growth UP +9%

NNN all leases are triple net, with no exposure to variable tenant sales

NNN recently increased quarterly dividend by 2.5%, bringing current yield to 4.6%

NNN a Retail REIT with a portfolio of net leased retail and commercial properties

NNN we rank 2 BUY

NNN market cap \$4.1 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Regency Centers |
| Price: | \$54 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,849 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
REG \$54

Regency Centers REG traded UP \$0.94 per share to close UP +2% day

REG stock traded UP +14% year to date for 2014, outperforming Retail REITs, trading UP +12% for 2013

REG earlier today reported core FFO for 2Q 2013 DOWN (3%)

REG also increased guidance for core FFO for 2013 to indicate growth UP +9%

REG investing \$241 million to develop 6 properties (now 91% pre-leased), representing 2% portfolio capacity expansion

REG stock price supported by current annual dividend yield of 3.5%

REG a Retail REIT with a portfolio of grocery anchored shopping centers

REG we rank 2 BUY

REG market cap \$4.8 billion

REIT Comment



| | |
|-----------------|---|
| Company: | MFA Financial |
| Price: | \$8 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$2,800 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
MFA \$8

MFA Financial MFA traded DOWN (\$0.16) per share to close DOWN (2%) day

MFA stock traded DOWN (4%) year to date for 2013, outperforming Financial Mortgage REITs, trading DOWN (10%) for 2013

MFA although portfolio size was almost stable, MFA earlier today reported book value decline of (7%) during 2Q 2013, due to lower prices on portfolio of Residential MBS

MFA stock now trading at discount of (5%) to latest book value of \$8.19 per share, DOWN (7%) from March, 2013

MFA to pay 2nd special dividend of \$0.28 per share in August 2013, reflecting undistributed amounts of REIT taxable income relating to prior periods

MFA provides current annual dividend yield of 11.3%, below the midpoint of the range for Financial Mortgage REITs

MFA a Financial Mortgage REIT with a portfolio of agency guaranteed and nonagency guaranteed Residential loans and MBS

MFA we rank 2 BUY

MFA market cap \$2.8 billion

REIT Comment



| | |
|-----------------|---|
| Company: | CBL & Associates |
| Price: | \$22 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,242 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/01/2013
CBL \$22

CBL & Associates CBL traded DOWN (\$0.57) per share to close DOWN (3%) day

CBL stock traded UP +4% year to date for 2013, underperforming Retail REITs, trading UP +12% for 2013

CBL earlier today reported FFO for 2Q 2013 UP +4%

CBL made no change to guidance for FFO for 2013 indicating growth UP +4%

CBL investment in portfolio expansion drives FFO growth

CBL renovations at 3 regional malls should contribute to improved profitability during 2013

CBL provides current yield of 4.1%

CBL a Retail REIT with a portfolio of regional malls in southeastern and mid-Atlantic states

CBL we rank 2 BUY

CBL market cap \$4.2 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Equity Residential |
| Price: | \$56 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$20,833 |
| Link: | http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
08/02/2013
EQR \$56

Equity Residential EQR report of lower than expected new job creation presents mixed outlook for Residential REITs

EQR report from BLS (Bureau of Labor Statistics) of Labor Department found US economy created 162,000 new jobs for July, 2013, with unemployment rate slightly DOWN to 7.4%

EQR private sector jobs increased UP +161,000, while government jobs UP +1,000, with federal government DOWN (2,000), state government DOWN (3,000) and local government UP +6,000 due to seasonality

EQR earlier this week ADP survey report found 200,000 new jobs created in private sector during July 2013, UP +2,000 from revised 198,000 for June 2013

EQR difference between ADP report and Labor Department report may indicate private sector estimates by Labor Department impacted by seasonal adjustments

EQR Residential REITs normally benefit from employment growth as most new jobs are taken by 25-34 year old age group, target market for apartment dwellers

EQR impact of Archstone acquisition positive for margins, but creates need for divestitures to repay debt

EQR reported FFO growth UP +4% for 2Q 2013, while slightly reducing top end of guidance range for FFO for 2013 to indicate growth UP +3%

EQR stock supported by current annual dividend yield of 3.2%

EQR the largest publicly traded Residential REIT with a diverse portfolio of apartment communities

EQR we rank 2 BUY

EQR market cap \$20.8 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Host Hotels & Resorts |
| Price: | \$18 |
| Recommendation: | HOLD |
| Ranking: | 3 |
| Market Cap: | \$13,413 |
| Link: | http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
08/01/2013
HST \$18

Host Hotels & Resorts HST 2Q 2013 FFO \$0.45 (adjusted) v \$0.33 (adjusted) UP +36%
HST 2Q 2013 FFO (adjusted) excludes net charges of (\$0.06) per share relating to debt extinguishment and other items

HST narrowed guidance range for 2013 FFO \$1.28-\$1.32 v \$1.10 UP +16%+20%
HST previous guidance 2013 FFO (adjusted) \$1.25-\$1.33 per share
HST guidance 2013 FFO (adjusted) excludes net charges of (\$0.04)-(\$0.05) per share relating to debt extinguishment and other items
HST new guidance 2013 FFO (adjusted) assumes RevPAR (revenue per available room) UP +5.5%-+6.25%, with hotel operating margin UP +1.0%-+1.2%

HST 2Q 2013 adjusted EBITDA \$431 million UP +23%
HST guidance 2013 adjusted EBITDA \$1.290-\$1.315 billion

HST 2Q 2013 same hotel RevPAR (revenue per available room) \$163 UP +6.1%
HST 2Q 2013 same hotel ADR (average daily rate) \$204 UP +4.5%
HST 2Q 2013 same hotel occupancy 79.8% UP +1.1%

HST 2Q 2013 acquisition \$139 million for Hyatt Place Waikiki Beach in HI
HST 2Q 2013 disposition \$161 million for The Ritz-Carlton Hotel in San Francisco

HST during 2013 expects to invest \$280-\$300 million on renewal and replacements for existing portfolio, with additional \$35-\$45 million to be invested in improvements at recently acquired properties

HST management commented that group nights continue below expectations with slight decline from previous year continuing long term declining trend, although group daily rates have recovered
HST Boston occupancy a disappointment for 2Q 2013 due to disruption after terrorist event

HST increased dividend distribution by 10%, now providing annual yield of 2.4%

HST a Hotel REIT with a portfolio of upscale hotels and resorts in US, Mexico, Europe and Pacific

HST we rank 3 HOLD

HST market cap \$13.4 billion

HST an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | DDR Corp |
| Price: | \$17 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$5,484 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
DDR \$17

DDR Corp DDR 2Q 2013 operating FFO \$0.27 v \$0.25 UP +8%
DDR 2Q 2013 operating FFO (adjusted) excludes net charges of (\$0.02) per share relating to non-cash impairment charges and other items

DDR made no change to guidance range 2013 operating FFO \$1.08-\$1.11 v \$1.04 UP +4% - +7%

DDR 2Q 2013 same property NOI UP +3.1%
DDR 2Q 2013 portfolio occupancy 94.6% UP +0.2%

DDR 2Q 2013 increased rents on new leases UP +12%, while rents on renewed leases increased UP +7%

DDR 2Q 2013 acquisitions \$106 million
DDR 2Q 2013 dispositions \$64 million

DDR to close pending acquisition of 95% interest in 30 prime shopping centers from Blackstone during 4Q 2013

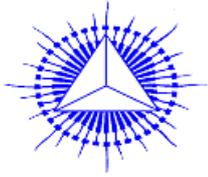
DDR provides current annual dividend yield of 3.1%

DDR a Retail REIT with a diverse portfolio of retail properties in US, Puerto Rico and Brazil

DDR we rank 2 BUY

DDR market cap \$5.5 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Host Hotels & Resorts |
| Price: | \$18 |
| Recommendation: | HOLD |
| Ranking: | 3 |
| Market Cap: | \$13,413 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
HST \$18

Host Hotels & Resorts HST increased quarterly dividend distribution by 10% to \$0.11 per share for 3Q 2103

HST new annual dividend \$0.44 per share

HST new yield 2.4%

HST a Hotel REIT with a portfolio of upscale hotels and resorts in US, Mexico, Europe and Pacific

HST we rank 3 HOLD

HST market cap \$13.4 billion

HST an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Omega Healthcare Investors |
| Price: | \$30 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$3,402 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
OHI \$33

Omega Healthcare Investors OHI increased quarterly dividend distribution by 2% to \$0.47 per share for 3Q 2013

OHI new annual dividend \$1.88 per share

OHI new yield 6.3%

OHI a Health Care REIT with a portfolio concentrated in skilled nursing and assisted living properties

OHI we rank 2 BUY

OHI market cap \$3.4 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Duke Realty |
| Price: | \$16 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$5,211 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
DRE \$16

Duke Realty DRE 2Q 2013 core FFO \$0.27 (adjusted) v \$0.26 (adjusted) UP +5%~+9%
DRE 2Q 2013 core FFO (adjusted) excludes net charges of (\$0.02) per share relating to acquisition costs and impairments

DRE increased low end of guidance range 2013 core FFO \$1.07-\$1.11 v \$1.02 UP +5%~+9%
DRE previous guidance 2013 core FFO \$1.03-\$1.11 per share
DRE guidance 2013 FFO assumes dispositions of \$40-\$50 million

DRE 2Q 2013 same property NOI UP +3.4%
DRE 2Q 2013 portfolio occupancy 93.1%

DRE 2Q 2013 tenant retention 74%
DRE 2Q 2013 rents on lease runover UP +2%

DRE 2Q 2013 acquisitions \$405 million of 11 geographically dispersed modern bulk distribution facilities
DRE 2Q 2013 dispositions \$202 million including retail, suburban office, industrial properties, as well as 61 acres of undeveloped land

DRE investing \$512 million to develop 18 properties, including 13 medical office buildings, adding 2% to total portfolio capacity

DRE stock price supported by current annual dividend yield of 4.2%

DRE an Industrial REIT with a diverse portfolio of distribution, industrial, commercial and office properties

DRE we rank 2 BUY

DRE market cap \$5.2 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Omega Healthcare Investors |
| Price: | \$30 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$3,402 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
08/02/2013
OHI \$30

Omega Healthcare Investors OHI 2Q 2013 FFO \$0.62 (adjusted) v \$0.53 +17%
OHI 2Q 2013 FFO (adjusted) excludes net charges of (\$0.08) per share relating to refinancing costs and non-cash stock based compensation expense

OHI increased guidance 2013 FFO \$2.48-\$2.51 (adjusted) v \$2.19 UP +13%--15%
OHI previous guidance 2013 FFO (adjusted) \$2.45-\$2.50 per share
OHI guidance 2013 FFO (adjusted) excludes net charges of (\$0.04)-(\$0.05) per share relating to refinancing costs and non-cash stock based compensation expense

OHI 2Q 2013 revenues \$103 million UP +24% due to acquisitions
OHI 2Q 2013 operating income (excluding acquisitions, impairments and stock compensation expense) \$66 million UP +25%

OHI year to date 2013 new investments \$45 million
OHI 2013 goal for new investments \$200 million

OHI management comment on acquisitions noted continued availability of skilled nursing properties for sale, with most transactions in range of 1-5 facilities
OHI management targets 10% initial yield on invested capital for acquisitions

OHI increased dividend distribution by 2%, now providing annual dividend yield of 5.3%

OHI a Health Care REIT with a portfolio concentrated in skilled nursing and assisted living properties

OHI we rank 2 BUY

OHI market cap \$3.4 billion

REIT Comment



| | |
|-----------------|---|
| Company: | DCT Industrial Trust |
| Price: | \$8 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$2,283 |
| Link: | http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
DCT \$8

DCT Industrial Trust DCT 2Q 2013 FFO \$0.11 (adjusted) v \$0.10 UP +10%
DCT 2Q 2013 FFO (adjusted) excludes net charge of (\$0.01) per share for acquisition costs

DCT narrowed guidance range 2013 FFO \$0.42-\$0.45 v \$0.42 FLAT-UP +7%
DCT previous 2013 FFO \$0.44-\$0.46 per share

DCT 2Q 2013 same property NOI UP +4.0% on cash basis
DCT 2Q 2013 same property occupancy 92.1% UP +1.3%
DCT 2Q 2013 portfolio occupancy 91.9% DOWN (0.8%)

DCT 2Q 2013 rents on lease turnover UP +3.7% on GAAP basis and DOWN (3.8%) on cash basis
DCT 2Q 2013 tenant retention 67%

DCT 2Q 2013 acquisitions \$157 million for 31 buildings
DCT 2Q 2013 dispositions \$52 million for 15 buildings

DCT management described small tenant leasing activity as brisk
DCT increased target for 2013 acquisitions to \$250-\$350 million
DCT also increased target for 2013 development starts to \$200-\$225 million

DCT proceeds from pending sale of Mexico assets for \$83 million to be applied to fund development and acquisition programs

DCT stock price supported by current annual dividend yield of 3.7%

DCT an Industrial REIT

DCT we rank 2 BUY

DCT market cap \$2.3 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Prologis Inc |
| Price: | \$38 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$18,300 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
PLD \$38

Prologis Inc PLD higher orders for US factory output indicates continued economic growth as reflected in previously reported US GDP growth UP +1.7% for 2Q 2013

PLD report from Commerce Department found US orders for manufactured goods UP +1.5% for June, 2013, following revised increase UP +3.0% for May 2013

PLD best economic metrics as coincident indicators for Industrial REITs are retail sales and international freight shipments

PLD reported FFO down (4%) for 2Q 2013 due to divestitures of properties to investment funds

PLD guidance for FFO for 2013 indicates decrease DOWN as much as (6%)

PLD outlook for long term growth enhanced by \$22.8 billion combined assets under management in 15 international investment funds

PLD provides current yield of 2.9%

PLD an Industrial REIT with a portfolio of bulk distribution facilities in US, Europe and Asia

PLD we rank 2 BUY

PLD market cap \$18.3 billion

PLD an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Apartment Investment and Management |
| Price: | \$29 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$4,271 |
| Link: | http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text
08/02/2013
AIV \$29

Apartment Investment and Management AIV2Q 2013 pro forma FFO \$0.49 v \$0.46 (adjusted) UP +2%

AIV narrowed guidance range 2013 pro forma FFO \$1.99-\$2.07 v \$1.84 UP +8% - +13%
AIV previous guidance range 2013 pro forma FFO \$1.94-\$2.10 per share

AIV new guidance 3Q 2013 pro forma FFO \$0.48-\$0.52 v \$0.46 (adjusted) UP +4% - +13%

AIV 2Q 2013 conventional segment property NOI UP +5.3%
AIV 2Q 2013 conventional segment same property occupancy 95.5% UP +0.1%
AIV 2Q 2013 conventional segment average monthly rent \$1,212 UP +4.1%

AIV 2Q 2013 rents on renewal leases UP +5.2%, while rents on new leases UP +3.1%, for blended rental rate increases UP +4.1%

AIV move-outs for home purchase at 15% of total move-outs, while 29% of move-outs determined by career move and 17% by affordability

AIV provides current dividend yield of 3.1%

AIV a Residential REIT with a diverse portfolio of conventional and affordable apartment communities

AIV we rank 2 BUY

AIV market cap \$4.3 billion

AIV an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Public Storage |
| Price: | \$161 |
| Recommendation: | HOLD |
| Ranking: | 3 |
| Market Cap: | \$27,823 |
| Link: | http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
PSA \$161

Public Storage PSA Public Storage PSA2Q 2013 core FFO \$1.80 (adjusted) v \$1.62 (adjusted) UP +15%
PSA 2Q 2013 core FFO (adjusted) excludes net gain of \$0.03 per share relating to foreign exchange

PSA no guidance provided for FFO for 2013

PSA 2Q 2013 same property NOI UP +8.4%
PSA 2Q 2013 same property occupancy 94.0% UP +1.7%

PSA 2Q 2013 realized annual rent per square foot \$13.85 UP +3.4%
PSA year to date 2013 in place annual rents per square foot \$14.59 UP +2.2%

PSA 2Q 2013 Shurgard Europe contribution \$13 million, supplemented by foreign exchange gain of \$6 million

PSA 2Q 2013 Shurgard Europe same property NOI DOWN (6.9%) with occupancy 80.2% DOWN (3.8%)

PSA 2Q 2013 Shurgard Europe realized annual rent per square foot \$26.23 UP +0.9%

PSA provides current dividend yield of 3.1% on common shares

PSA a Specialty REIT with a portfolio of self-storage facilities in US and Europe

PSA we rank 3 HOLD

PSA market cap \$27.8 billion

PSA an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | DCT Industrial Trust |
| Price: | \$7 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$2,231 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
DCT \$7

DCT Industrial Trust DCT traded DOWN (\$0.17) per share to close DOWN (2%) day

DCT stock traded UP +13% year to date for 2013, slightly underperforming Industrial REITs, trading UP +14% for 2013

DCT \$83 million proceeds from pending sale of Mexico assets to be applied to fund development and acquisition programs

DCT reported 2Q 2013 FFO increased UP +10%

DCT narrowed guidance range for FFO for 2013 to indicate growth UP +7%

DCT stock price supported by current annual dividend yield of 3.8%

DCT an Industrial REIT

DCT we rank 2 BUY

DCT market cap \$2.2 billion

REIT Comment



| | |
|-----------------|---|
| Company: | Host Hotels & Resorts |
| Price: | \$19 |
| Recommendation: | HOLD |
| Ranking: | 3 |
| Market Cap: | \$13,664 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
HST \$19

Host Hotels & Resorts HST traded UP \$0.34 per share to close UP +2% day

HST stock traded UP +18% year to date for 2013, underperforming Hotel REITs, trading UP +23% for 2013

HST earlier today reported better than expected results for 2Q 2013, with FFO UP +13% on improved room rates and higher occupancy

HST narrowed guidance range for FFO for 2013 to indicate growth UP +20%

HST increased dividend distribution by 10%, now providing annual yield of 2.4%

HST a Hotel REIT with a portfolio of upscale hotels and resorts in US, Mexico, Europe and Pacific

HST we rank 3 HOLD

HST market cap \$13.7 billion

HST an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | HCP Inc |
| Price: | \$43 |
| Recommendation: | BUY |
| Ranking: | 2 |
| Market Cap: | \$19,720 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
HCP \$43

HCP Inc HCP traded UP \$0.73 per share to close UP +2% day

HCP stock traded DOWN (5%) year to date for 2013, underperforming Health Care REITs, trading UP +11% for 2013

HCP Health Care REIT reports for 2Q 2013 indicate stable portfolio returns, with long term rental agreements driving same property NOI growth of 3%-4% annually

HCP reported FFO for 2Q 2013 UP +4%

HCP increased guidance for FFO for 2013 to indicate growth UP +9%

HCP recently increased dividend by 5%, bringing current yield to 4.9%

HCP a Health Care REIT with a diverse portfolio of health care and life science properties

HCP we rank 2 BUY

HCP market cap \$19.7 billion

HCP an S&P 500 Index REIT

REIT Comment



| | |
|-----------------|---|
| Company: | Corporate Office Properties Trust |
| Price: | \$25 |
| Recommendation: | SELL |
| Ranking: | 5 |
| Market Cap: | \$2,155 |
| Link: | http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT |

Additional Text:
08/02/2013
OFC \$25

Corporate Office Properties Trust OFC traded DOWN (\$0.53) per share to close DOWN (2%) day

OFC stock traded UP +1% year to date for 2013, underperforming Office REITs, trading UP +12% for 2013

OFC Congress adjourned today without voting a budget for FY2014, to begin October 1, 2013

OFC 5 week recess puts a short timeframe on ability to address needed issues, potentially forcing another round of automatic spending cuts for FY2014 only 2 months from now

OFC management expects vacancies at office properties to trend higher due to DOD spending reductions

OFC recently notified of pending vacancy by Merck at suburban office property in Feb2014, expected to impact FFO by (\$0.03) per share annually

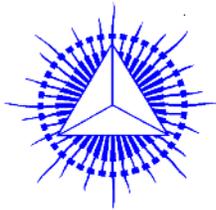
OFC last week reported FFO for 2Q 2013 DOWN (4%), while providing guidance for FFO for 2013 indicating decrease DOWN (9%)

OFC stock price supported by current annual dividend yield of 4.4%

OFC an Office REIT with a portfolio of office properties concentrated in metropolitan DC area

OFC we rank 5 SELL

OFC market cap \$2.2 billion



REIT Growth and Income Monitor posted 71 REIT comments for the week ended August 2, 2013. Comments were issued on REITs in the following sectors:

| | |
|-------------------|----|
| Financial REITs | 7 |
| Health Care REITs | 10 |
| Hotel REITs | 5 |
| Industrial REITs | 6 |
| Office REITs | 4 |
| Residential REITs | 12 |
| Retail REITs | 17 |
| Specialty REITs | 10 |

Information on REIT sectors may be found using this link:

http://www.reitmonitor.net/REIT_Resources

Information on **REIT Growth and Income Monitor** ranking methodology may be found using this link:

[http://www.reitmonitor.net/atlantis/reitwebrpt.nsf/All/F2B543B28817460985256EB80001D03A/\\$FILE/REIT%20Methodology%20and%20Ranking%20System.pdf](http://www.reitmonitor.net/atlantis/reitwebrpt.nsf/All/F2B543B28817460985256EB80001D03A/$FILE/REIT%20Methodology%20and%20Ranking%20System.pdf)

Note: This report is for information only. It is not a solicitation or an offer to buy or sell securities of any company mentioned herein. Atlantis Investment does not make markets in the securities mentioned herein and does not have investment banking relationships with any company mentioned herein. The views expressed are those of the authors, and are based on a diligent review of available information. The report is based on information which is believed to be accurate, but we do not guarantee its accuracy or completeness. Atlantis Investment, its officers, employees and stockholders (and members of their families) and its customers may have long/short positions or holdings in the securities mentioned, and they may at any time hold, increase or decrease these positions. Neither the authors of this report nor any related household members are officers, directors, or advisory board members of any company mentioned herein. Atlantis Investment or any of its employees do not own shares equal to 1% or more of any company mentioned herein. Copyright 2013 Atlantis Investment