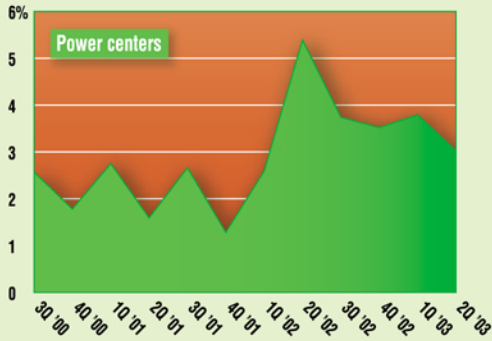
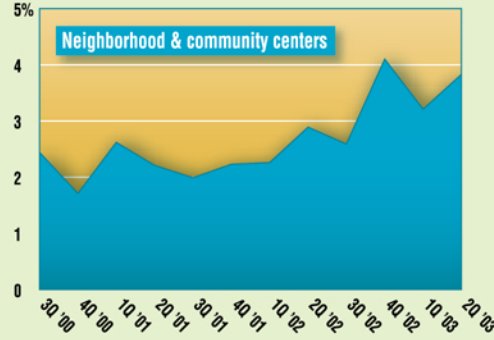
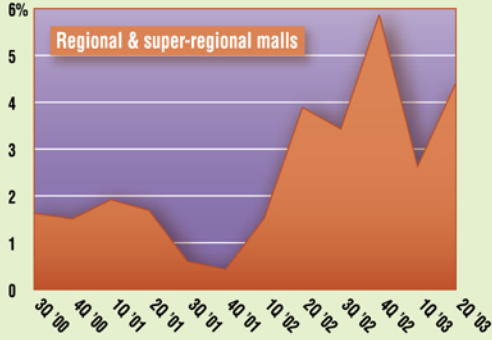


NCREIF property index: Total quarterly returns

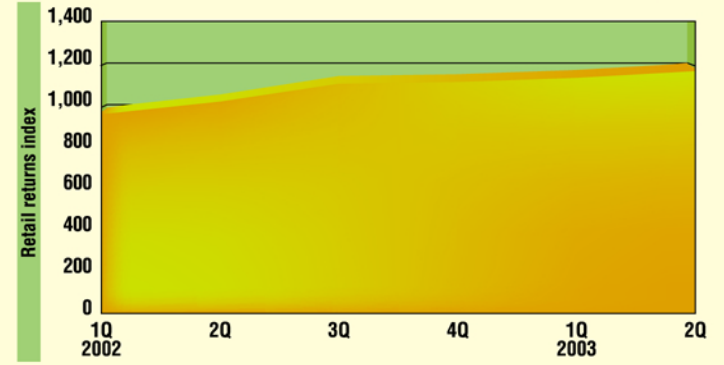


The National Council of Real Estate Investment Fiduciaries property index tracks capital appreciation and net operating income returns for commercial properties. Both numbers are combined for a total return.

Strong demand for retail properties revived mall returns in the second quarter, and neighborhood and community centers also rebounded. Power centers still generate interest and benefit from low cap rates, but not all power center valuations were completed during the quarter, which may account for lower returns there. Preliminary returns on malls were 4.41 percent, up from an adjusted 2.63 percent; community and neighborhood center returns were 3.83 percent, up from 3.21 percent; and power center returns were 3.03 percent, down from 3.79 percent.

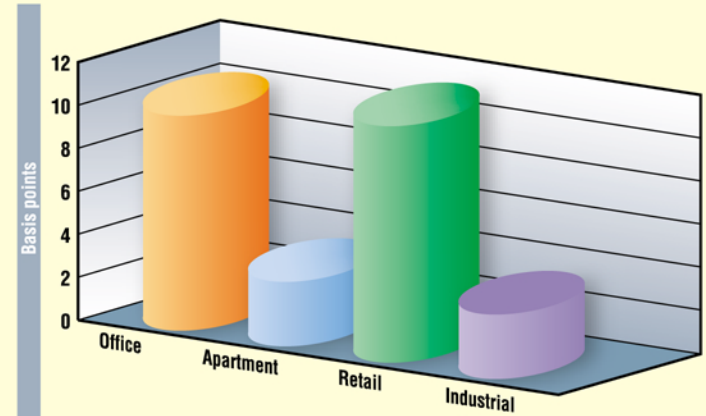
Source: National Council of Real Estate Investment Fiduciaries

Gilberto-Levy Monitor: Retail mortgages



Retail mortgage returns increased in the second quarter of 2003, the result of interest rates that were still declining at the time.

Credit losses on commercial mortgages



Retail commercial mortgages sustained book-value credit losses of 11 basis points for the 12 months ended June 30, 2003, largely because of tenant defaults and bankruptcies. Although that was the highest loss level among the sectors included here, it's far less than the 30-year average of 72 basis points.

Source: S. Michael Gilberto & Co. and John B. Levy & Co.