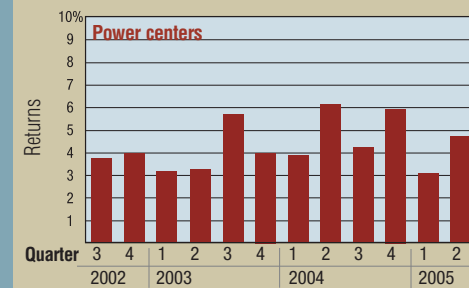
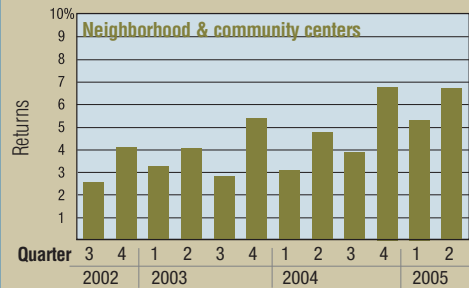
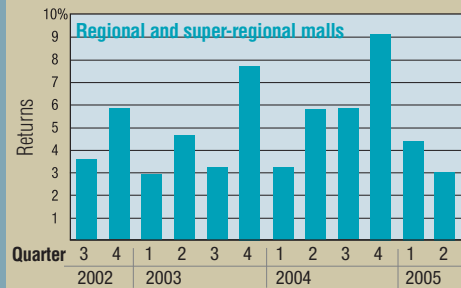


# THE BOTTOM LINE

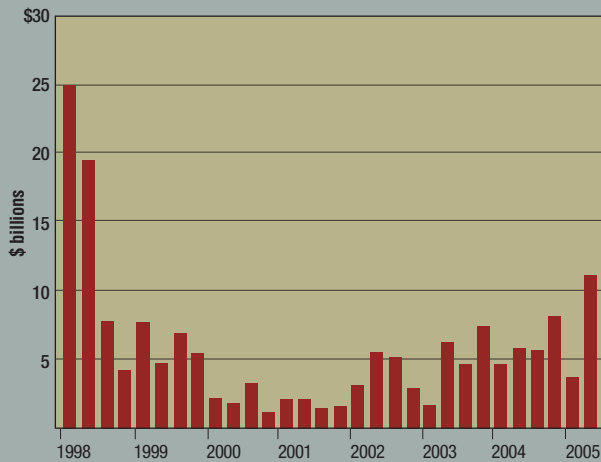
## Trends in retail property returns



Second-quarter preliminary returns on malls were at 2.93 percent, down from an adjusted 4.28 percent for the first quarter; community and neighborhood centers were at 6.67 percent, up from 5.3 percent; and power center returns were at 4.69 percent, up from 3.01 percent.

Source: National Council of Real Estate Investment Fiduciaries

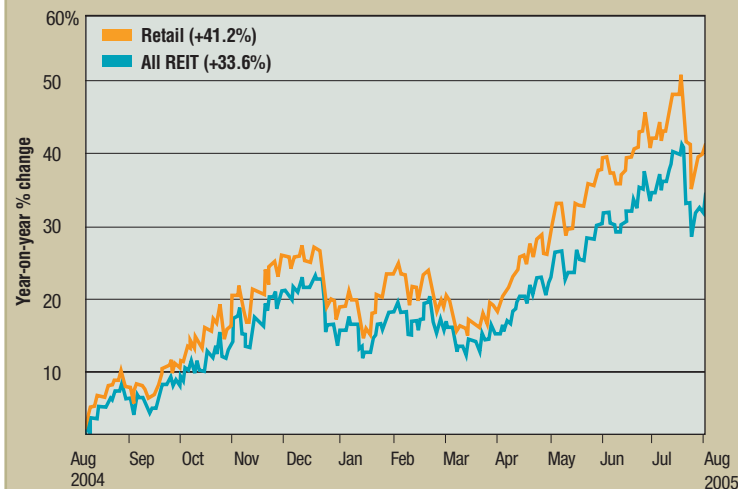
## REIT property acquisitions



REITs bought \$10.9 billion worth of property in the second quarter. That was their highest since the second quarter of 1998, soon after which REIT transactions plummeted as a result of competition from the private side. Of late, though, new joint ventures and improved access to capital are boosting acquisition activity among REITs significantly.

Source: National Association of Real Estate Investment Trusts

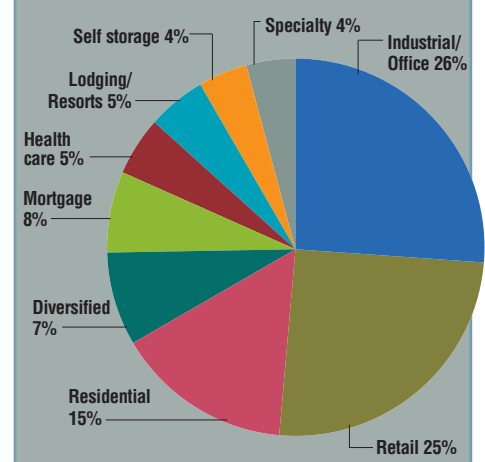
## Retail REITs one-year total return



Retail REITs have consistently outstripped REITs overall on a total return basis over the past year. But REITs in general have maintained a steady, year-on-year upward trend since August 2004, notwithstanding a sharp but brief correction this past August. Up until that dip, however, the sector as a whole had been making a noticeably aggressive climb since March.

Source: SNL Financial

## REIT market capitalization



As of Aug. 1, REIT market cap totaled \$348.6 billion, versus \$252.2 billion a year before. Retail accounts for a healthy 25 percent, essentially unchanged from the previous August, but a slice of a much larger pie.

Figures are rounded.

Source: National Association of Real Estate Investment Trusts