

Best and Worst Performing REIT Stocks

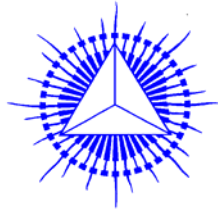
Fourth Quarter of 2008

Due to difficult economic conditions which are contributing to the longest economic downturn since World War II, less than one half of the best performing REITs during the fourth quarter of 2008 provided a positive total return.

The numbers shown below include price change plus dividend yield (as of December 31, 2008):

BEST PERFORMING REITs:

1) Luminent Mortgage Capital	+82%
2) Feldman Mall Properties	+22%
3) Annaly Capital Management	+22%
4) Franklin Street Properties Corp.	+15%
5) Anworth Mortgage Asset	+13%
6) Capstead Mortgage Corp.	+2%
7) MFA Financial	(1%)
8) Getty Realty	(3%)
9) Hilltop Holdings	(6%)
10) Urstadt Biddle Properties	(11%)
11) UMH Properties	(11%)
12) Realty Income	(12%)
13) Universal Health Realty Income Trust	(12%)
14) Tanger Factory Outlet Centers	(14%)
15) Equity One	(14%)



The worst performing REIT among the 132 REITs followed by REIT Growth and Income Monitor showed a negative total return of (92%) for the fourth quarter of 2008.

The numbers shown below include price change plus dividend yield (as of December 31, 2008):

WORST PERFORMING REITs:

1) General Growth Properties	(92%)
2) Thornburg Mortgage	(91%)
3) Friedman, Billings, Ramsey Group	(90%)
4) Newcastle Investment	(87%)
5) Developers Diversified Realty	(85%)
6) Roberts Realty Investors	(81%)
7) Strategic Hotels and Resorts	(78%)
8) Bimini Capital Management	(76%)
9) Impac Mortgage Holdings	(76%)
10) Maguire Properties	(76%)
11) CapLease Inc.	(75%)
12) KKR Financial Holdings LLC	(75%)
13) MHI Hospitality	(75%)
14) NovaStar Financial	(74%)
15) Ashford Hospitality Trust	(72%)