



Green Street Advisors

REIT Research

Award-Winning Team of Over 40 Research Professionals

Green Street is the preeminent provider of research on Real Estate Investment Trusts (REITs). Our public market research encompasses over 115 companies across North America and Europe, and displays thought leadership on important industry, sector, and company topics. The effectiveness of our REIT analysis is demonstrated through the impressive track record of our investment recommendations.

- REIT VALUATION AND ANALYSIS
- THOUGHT-PROVOKING MACRO & SECTOR REPORTS
- DETAILED COMPANY-LEVEL RESEARCH
- EFFECTIVE INVESTMENT RECOMMENDATIONS
- PROPRIETARY ANALYTICS AND DATA TOOLS
- THEMATIC AND TOPICAL REPORTS
- PROPERTY DATABASES WITH PROPRIETARY DATA
- REIT MANAGEMENT ACCESS, PROPERTY TOURS, AND CONFERENCES

Real Estate Analytics

Over 30 Years Analyzing Real Estate

Green Street provides insightful market research, data, and analytics to help real estate investors and service providers make the best possible capital allocation decisions. As a result of our over 30-year history, Green Street has accumulated a vast store of proprietary data and intelligence relating to the drivers of sector, market, and individual asset performance.

- REAL ESTATE VALUATION AND ANALYSIS
- MACRO- AND MICRO-ECONOMIC RESEARCH
- MARKET-LEVEL SUPPLY AND DEMAND RESEARCH/FORECASTS
- MARKET-LEVEL VALUATION (CAP RATES AND IRRS)
- REAL ESTATE DEBT AND CAPITAL MARKETS RESEARCH
- FUND FLOWS AND TRANSACTION MARKET ANALYSIS
- DIGESTIBLE, CONCLUSION-DRIVEN TOPICAL REPORTS
- PROPRIETARY TIME SERIES AND DATA TOOLS

Advisory & Consulting

Independent, Conflict-Free Analysis

Green Street provides advisory services to investors and operators across all major asset classes and geographic markets. Our independence, coupled with our depth of knowledge built from a long history of analyzing real estate and the capital markets, provides our clients with analysis and strategic advice that address their specific needs.

- STRATEGIC ADVISORY
- REIT IPO ADVISORY
- REIT CONVERSION & SPIN-OFF ADVISORY
- COMPANY & PORTFOLIO VALUATION
- TRANSACTION ADVISORY
- CONSULTING SERVICES

*Past performance cannot be used to predict future results.
See website for methodology and disclosure statement.*



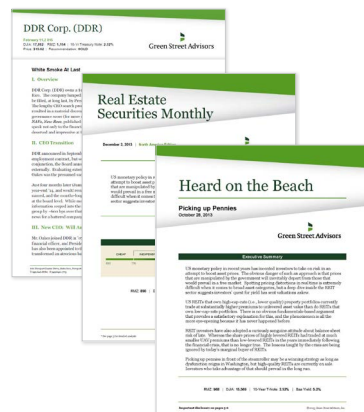
Green Street Advisors

PRODUCT AND SERVICE GUIDE

Serving the needs of:

- Institutional Investment Managers
- Investment Banks
- Private Equity Firms
- Real Estate Owners and Developers
- Commercial & Corporate Banking
- Lenders and Underwriters
- Debt and CMBS Firms
- Pension & Endowment Funds
- Equity & Debt Capital Market Teams
- Risk and Credit Groups
- Real Estate Managers and Operators
- Accounting, Consulting & Law Firms
- Insurance Companies
- Retailers

Public Market Research

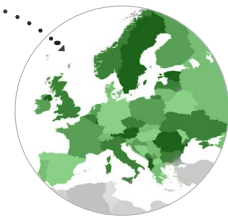


Private Market Research



Covering...

North American & Pan-European Markets



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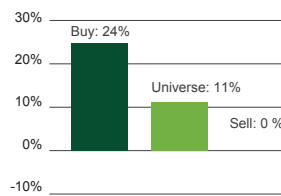
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Our Track Record

Total Return of Green Street's Monthly Recommendations
 Jan 28, 1993 – Sep 01, 2015*
 Annualized hypothetical returns



* Past Performances cannot be used to predict future results. See www.greenstreetadvisors.com for the methodology and disclosure statement.

Nominal Cap Rates

Pre cap-ex; Forward 12-month NOI

