REIT PREFERRED SCORECARD

April 2017

Total Return as of 3/31/2017

REIT Preferreds	Mar 2017	2017 YTD	2016	2015	2014	2013	2012
Overall universe*	1.3%	5.4%	3.7%	6.1%	20.4%	-6.0%	11.4%
5-6% coupon	1.6%	7.8%	-2.5%	11.0%	26.1%	-15.9%	4.8%
6-7% coupon	1.1%	5.2%	3.1%	7.8%	19.1%	-7.0%	5.5%
7-8% coupon	1.0%	4.0%	10.4%	3.2%	17.5%	0.2%	10.9%
8%+ coupon	1.4%	3.5%	13.7%	2.6%	12.3%	4.8%	14.2%

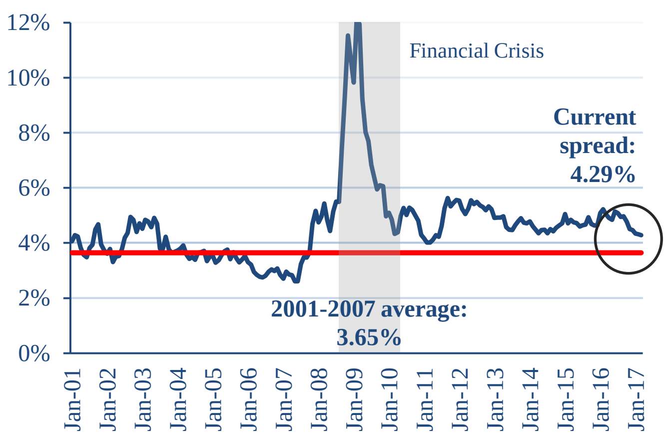
**Overall REIT preferred universe total returns based on Wells Fargo Hybrid & Preferred Securities REIT Index. All other data based on proprietary database of REIT preferreds. Source: LDR Capital Management, Bloomberg.*

Strip Yield as of 3/31/2017

REIT Preferreds	Mar 2017	Dec 2016	Dec 2015	Dec 2014	Dec 2013	Dec 2012
Overall universe	6.8%	6.9%	6.9%	6.8%	7.6%	6.9%
5-6% coupon	5.6%	5.9%	5.5%	5.7%	6.7%	5.4%
6-7% coupon	6.4%	6.6%	6.4%	6.5%	7.3%	6.3%
7-8% coupon	7.6%	7.7%	7.8%	7.5%	8.2%	7.5%
8%+ coupon	8.3%	8.4%	8.5%	8.2%	8.5%	8.2%

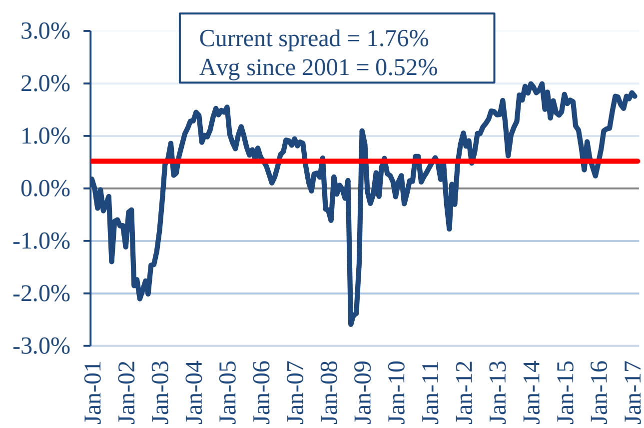
Data, including overall universe, based on proprietary database of REIT preferreds. Source: LDR Capital Management, Bloomberg.

REIT Preferred Yield vs. 10-Year Treasury



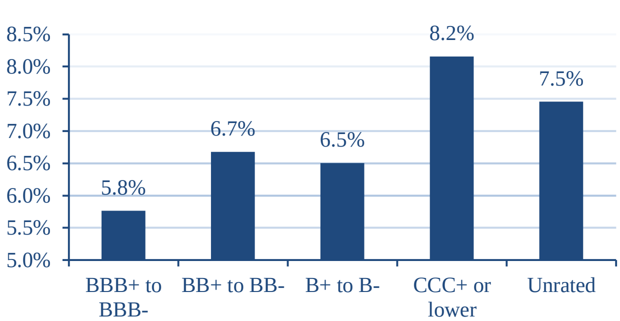
REIT preferred yield based on Wells Fargo Hybrid & Preferred Securities REIT Index. Source: Wells Fargo, Bloomberg. As of 3/31/17.

REIT Preferred Yield vs. BB-Rated Corporate Bonds



REIT preferred yield based on Wells Fargo Hybrid & Preferred Securities REIT Index. Corporate bonds based on Bank of America Merrill Lynch US High Yield BB Option-Adjusted Spread. Source: Wells Fargo, Federal Reserve of St. Louis. As of 3/31/17.

REIT Preferred Strip Yield by Credit Rating



Source: LDR Capital Management, Bloomberg. As of 3/31/17.

Percent of REIT Preferreds Trading Above/Below Par

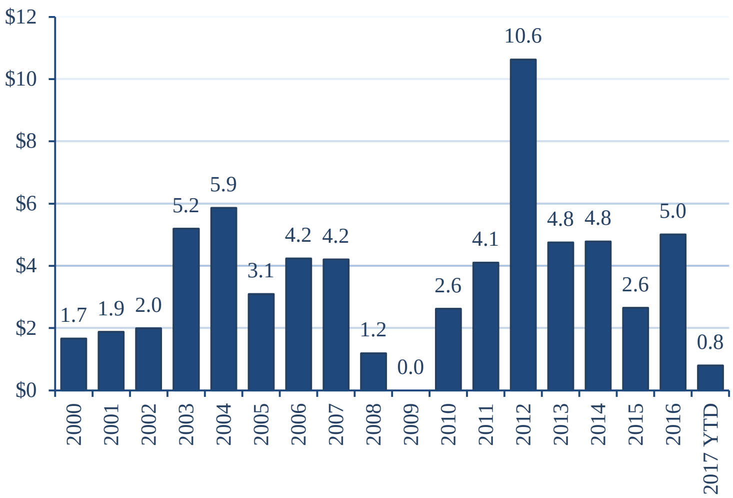
	Mar 2017	Dec 2016	Dec 2015	Dec 2014	Dec 2013	Dec 2012
Trading below par	25%	52%	36%	28%	72%	18%
Trading at par	13%	14%	8%	12%	9%	17%
Trading above par	62%	34%	56%	60%	19%	65%

Source: LDR Capital Management, Bloomberg.

REIT PREFERRED SCORECARD

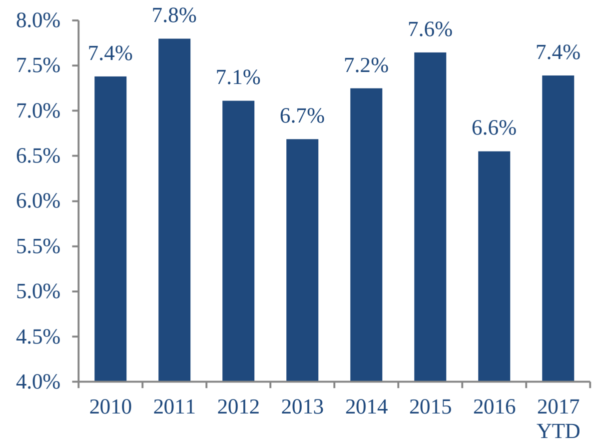
April 2017

REIT Preferred Issuance by Year ($B)



Source: NAREIT, LDR Capital Management. As of 3/31/17.

Average Coupon at Issue, by Issuance Year



Average based on simple average coupon of preferreds issued. Data as of 3/31/17. Source: LDR Capital Management.

10 Most Recent Real Estate Preferred Offerings

	At Issuance				Current Pricing			
	Date of Issuance	Issue Size ($M)	Coupon	Spread to 10-year	Current Price	Current Strip Yield	Current Spread to 10-year	Change in Spread
Two Harbor Investment Corp Series A	03/14/2017	$144	8.13%	5.52%	$26.14	7.81%	5.42%	-0.11%
PennyMac Mortgage Trust Series A	03/09/2017	$115	8.13%	5.52%	$25.22	8.09%	5.70%	0.18%
Ashford Prime Series B Convertible*	03/03/2017	$40	5.50%	3.02%	$19.67	6.96%	4.57%	1.55%
Chimera Investment Corp Series B	02/27/2017	$300	8.00%	5.64%	$25.39	7.96%	5.57%	-0.07%
Penn REIT Series C	01/27/2017	$173	7.20%	4.72%	$26.71	6.78%	4.39%	-0.33%
Hersha Hospitality Series E	11/07/2016	$100	6.50%	4.67%	$24.69	6.59%	4.20%	-0.48%
PS Business Parks Series W	10/20/2016	$190	5.20%	3.44%	$23.05	5.65%	3.26%	-0.19%
Ashford Hospitality Series G	10/18/2016	$155	7.38%	5.64%	$23.96	7.69%	5.30%	-0.34%
Chimera Investment Corp Series A	10/14/2016	$145	8.00%	6.20%	$25.17	7.96%	5.57%	-0.63%
Public Storage Series E	10/14/2016	$350	4.90%	3.10%	$22.49	5.46%	3.07%	-0.03%

** Ashford Prime Series B is a re-opening of an existing issue.*
Source: LDR Capital Management, Bloomberg. Current pricing as of 3/31/17.