

July 11, 2018 04:01 AM GMT

## DDR Corp

## RVI Sells Lake Walden Square

📈 Stock Rating  
Equal-weight

👁 Industry View  
Cautious

🎯 Price Target  
\$17.00

Retail Value Inc. (RVI) announced on July 10, 2018 that the company closed on the sale of Lake Walden Square for \$29MM. The sale price is ~19.5% below the CMBS appraisal value and implies a ~9% cap rate.

**What happened?** Retail Value Inc. (NYSE:RVI) closed on the sale of Lake Walden Square (Plant City, FL) for \$29.0 million. Net proceeds were used to repay mortgage debt associated with RVI. This is the fourth announced sale of a property following [Silver Spring Square](#) on April 17, 2018, [The Walk at Highwoods Preserve](#) on June 27, 2018 and [Tequesta Shoppes](#) on July 6, 2018. Subsequent to the transaction, RVI owns interests in 34 properties located in the continental U.S. and 12 properties in Puerto Rico.

**Sales price was 19.4% below CMBS appraisal value...** This property was securitized in a CMBS transaction known as DDR RETL 2018-RVP. The allocated loan balance was \$11.4mn and the property was appraised for \$36mn on October 31, 2017. We aren't surprised that the sale price was below the appraisal value as we previously argued the appraisal values appeared aggressive (see [5 Things We Learned About RVI From CMBS Disclosure](#)).

**...with an implied cap rate of 8.96%.** While the cap rate was not disclosed by DDR, we estimate an implied cap rate of ~9% based on the \$2.6mn of underwritten NOI disclosed in the CMBS transaction. This is the widest cap rate we've observed thus far and compares to implied cap rates for Silver Spring, The Walk at Highwoods Preserve and Tequesta Shoppes of 6.8%, 8.0% and 7.2%, respectively.

**Overview of the property.** Lake Walden Square is a 244,529 sf power center that was built in 1992, but acquired by DDR in 2007. It is anchored by Marshalls, Premiere Cinemas, Ross Dress for Less, Winn Dixie and Michaels. The property was 88.6% occupied as of 2017, but we note that the lease for Premiere Cinemas (10.6% of NSF) matured on June 30, 2018. The other 4 tenant top tenants that represent 43.3% of the NSF all have lease expirations of 2022 or later. DDR had invested \$6.4mn into the property from 2014 to 2017, largely as a result of substantial redevelopment in 2013/2014 that including the demolition and retenanting of a former Kmart box. Please see HFFs [marketing material](#) for the sale of the property for further information.

MORGAN STANLEY &amp; CO. LLC

Richard Hill

EQUITY ANALYST

Richard.Hill1@morganstanley.com

+1 212 761-9840

Ronald Kamdem, CFA

RESEARCH ASSOCIATE

Ronald.Kamdem@morganstanley.com

+1 212 296-8319

## DDR Corp ( DDR.N, DDR US )

Real Estate Investment Trusts / United States of America

Stock Rating	Equal-weight
Industry View	Cautious
Price target	\$17.00
Shr price, close (Jul 10, 2018)	\$14.47
Mkt cap, curr (mm)	\$5,337
52-Week Range	\$17.93-10.95

Morgan Stanley does and seeks to do business with companies covered in Morgan Stanley Research. As a result, investors should be aware that the firm may have a conflict of interest that could affect the objectivity of Morgan Stanley Research. Investors should consider Morgan Stanley Research as only a single factor in making their investment decision.

For analyst certification and other important disclosures, refer to the Disclosure Section, located at the end of this report.

## Valuation, Methodology & Risks - DDR

We apply a 12.0x multiple to our 2019e FFO of \$1.17 (ex RVI) which is above peer KIM and 1.1x below the 5-year average of 13.1x. We then add our IRR derived value of RVI of \$3.21 per share. DDR has traded in a range of 7-16x over the last 5 years where same-store NOI growth has averaged 2.1%. FFO multiples track same-store NOI growth and with muted growth based on management's 1.5% guidance we expect DDR to trade in the middle of the range with a weakening retail backdrop posing elevated risks of lease modifications and store closures. Risks to achieving our price targets include 1) the portfolio could rerate to a higher multiple given no exposure to Puerto Rico, 2) DDR could struggle to dispose of low quality assets and cap rates could widen and 3) multiple contraction from tenant bankruptcies and concerns over rent growth.

## Disclosure Section

### Mortgage Backed Securities (MBS) and Collateralized Mortgage Obligations (CMO)

Principal is returned on a monthly basis over the life of the security. Principal prepayment can significantly affect the monthly income stream and the maturity of any type of MBS, including standard MBS, CMOs and Lottery Bonds. Yields and average lives are estimated based on prepayment assumptions and are subject to change based on actual prepayment of the mortgages in the underlying pools. The level of predictability of an MBS/CMO's average life, and its market price, depends on the type of MBS/CMO class purchased and interest rate movements. In general, as interest rates fall, prepayment speeds are likely to increase, thus shortening the MBS/CMO's average life and likely causing its market price to rise. Conversely, as interest rates rise, prepayment speeds are likely to decrease, thus lengthening average life and likely causing the MBS/CMO's market price to fall. Some MBS/CMOs may have "original issue discount" (OID). OID occurs if the MBS/CMO's original issue price is below its stated redemption price at maturity, and results in "imputed interest" that must be reported annually for tax purposes, resulting in a tax liability even though interest was not received. Investors are urged to consult their tax advisors for more information. Government agency backing applies only to the face value of the CMO and not to any premium paid.

The information and opinions in Morgan Stanley Research were prepared by Morgan Stanley & Co. LLC, and/or Morgan Stanley C.T.V.M. S.A., and/or Morgan Stanley Mexico, Casa de Bolsa, S.A. de C.V., and/or Morgan Stanley Canada Limited. As used in this disclosure section, "Morgan Stanley" includes Morgan Stanley & Co. LLC, Morgan Stanley C.T.V.M. S.A., Morgan Stanley Mexico, Casa de Bolsa, S.A. de C.V., Morgan Stanley Canada Limited and their affiliates as necessary.

For important disclosures, stock price charts and equity rating histories regarding companies that are the subject of this report, please see the Morgan Stanley Research Disclosure Website at [www.morganstanley.com/researchdisclosures](http://www.morganstanley.com/researchdisclosures), or contact your investment representative or Morgan Stanley Research at 1585 Broadway, (Attention: Research Management), New York, NY, 10036 USA.

For valuation methodology and risks associated with any recommendation, rating or price target referenced in this research report, please contact the Client Support Team as follows: US/Canada +1 800 303-2495; Hong Kong +852 2848-5999; Latin America +1 718 754-5444 (U.S.); London +44 (0)20-7425-8169; Singapore +65 6834-6860; Sydney +61 (0)2-9770-1505; Tokyo +81 (0)3-6836-9000. Alternatively you may contact your investment representative or Morgan Stanley Research at 1585 Broadway, (Attention: Research Management), New York, NY 10036 USA.

### Analyst Certification

The following analysts hereby certify that their views about the companies and their securities discussed in this report are accurately expressed and that they have not received and will not receive direct or indirect compensation in exchange for expressing specific recommendations or views in this report: Richard Hill; Ronald Kamdem, CFA.

Unless otherwise stated, the individuals listed on the cover page of this report are research analysts.

### Global Research Conflict Management Policy

Morgan Stanley Research has been published in accordance with our conflict management policy, which is available at [www.morganstanley.com/institutional/research/conflictolicies](http://www.morganstanley.com/institutional/research/conflictolicies).

### Important US Regulatory Disclosures on Subject Companies

As of June 29, 2018, Morgan Stanley beneficially owned 1% or more of a class of common equity securities of the following companies covered in Morgan Stanley Research: American Homes 4 Rent, AvalonBay Communities Inc., Boston Properties, Inc., CBL & Associates Properties Inc, Columbia Property Trust Inc, Equity Residential, Essex Property Trust, Inc., HCP, Inc., Healthcare Realty Trust Inc., Hudson Pacific Properties, Kimco Realty Corp., Liberty Property Trust, Macerich Co, Paramount Group Inc., Prologis, Inc., Regency Centers Corp, Senior Housing Properties Trust, Simon Property Group Inc, SL Green Realty Corporation, Vornado Realty Trust, Welltower Inc..

Within the last 12 months, Morgan Stanley managed or co-managed a public offering (or 144A offering) of securities of AvalonBay Communities Inc., Boston Properties, Inc., Digital Realty Trust Inc., Duke Realty Corp., Government Properties Income Trust, Hudson Pacific Properties, Invitation Homes Inc, Kimco Realty Corp., National Retail Properties Inc, National Storage Affiliates Trust, Physicians Realty Trust, Prologis, Inc., Public Storage, Realty Income Corp, Senior Housing Properties Trust, Spirit Realty Capital, STORE Capital Corp, UDR, Inc., Vornado Realty Trust, Welltower Inc..

Within the last 12 months, Morgan Stanley has received compensation for investment banking services from American Assets Trust Inc., American Homes 4 Rent, AvalonBay Communities Inc., Boston Properties, Inc., Columbia Property Trust Inc, Digital Realty Trust Inc., Duke Realty Corp., Equity Residential, Extra Space Storage Inc., Government Properties Income Trust, HCP, Inc., Hudson Pacific Properties, Invitation Homes Inc, Kimco Realty Corp., National Retail Properties Inc, National Storage Affiliates Trust, New Senior Investment Group Inc, Physicians Realty Trust, Prologis, Inc., Public Storage, Realty Income Corp, Senior Housing Properties Trust, Simon Property Group Inc, Spirit Realty Capital, STORE Capital Corp, UDR, Inc., Vornado Realty Trust, Welltower Inc..

In the next 3 months, Morgan Stanley expects to receive or intends to seek compensation for investment banking services from American Assets Trust Inc., American Homes 4 Rent, AvalonBay Communities Inc., Boston Properties, Inc., CBL & Associates Properties Inc, Columbia Property Trust Inc, Digital Realty Trust Inc., Duke Realty Corp., EastGroup Properties Inc., Equity Residential, Essex Property Trust, Inc., Extra Space Storage Inc., Government Properties Income Trust, HCP, Inc., Healthcare Realty Trust Inc., Healthcare Trust of America Inc, Highwoods Properties, Hudson Pacific Properties, Invitation Homes Inc, Kimco Realty Corp., Liberty Property Trust, Macerich Co, National Retail Properties Inc, National Storage Affiliates Trust, New Senior Investment Group Inc, Paramount Group Inc., Physicians Realty Trust, Prologis, Inc., Public Storage, Realty Income Corp, Regency Centers Corp, Select Income REIT, Senior Housing Properties Trust, Simon Property Group Inc, SL Green Realty Corporation, Spirit Realty Capital, STORE Capital Corp, Taubman Centers Inc, UDR, Inc., Urban Edge Properties, Vornado Realty Trust, Welltower Inc..

Within the last 12 months, Morgan Stanley has received compensation for products and services other than investment banking services from AvalonBay Communities Inc., Boston Properties, Inc., Columbia Property Trust Inc, **DDR Corp**, Duke Realty Corp., Equity Residential, Kimco Realty Corp., Macerich Co, New Senior Investment Group Inc, Prologis, Inc., Public Storage, Realty Income Corp, Senior Housing Properties Trust, Simon Property Group Inc, SL Green Realty Corporation, Spirit Realty Capital, STORE Capital Corp, UDR, Inc., Vornado Realty Trust, Welltower Inc..

Within the last 12 months, Morgan Stanley has provided or is providing investment banking services to, or has an investment banking client relationship with, the following company: American Assets Trust Inc., American Homes 4 Rent, AvalonBay Communities Inc., Boston Properties, Inc., CBL & Associates Properties Inc, Columbia Property Trust Inc, Digital Realty Trust Inc., Duke Realty Corp., EastGroup Properties Inc., Equity Residential, Essex Property Trust, Inc., Extra Space Storage Inc., Government Properties Income Trust, HCP, Inc., Healthcare Realty Trust Inc., Healthcare Trust of America Inc, Highwoods Properties, Hudson Pacific Properties, Invitation Homes Inc, Kimco Realty Corp., Liberty Property Trust, Macerich Co, National Retail Properties Inc, National Storage Affiliates Trust, New Senior Investment Group Inc, Paramount Group Inc., Physicians Realty Trust, Prologis, Inc., Public Storage, Realty Income Corp, Regency Centers Corp, Select Income REIT, Senior Housing Properties Trust, Simon Property Group Inc, SL Green Realty Corporation, Spirit Realty Capital, STORE Capital Corp, Taubman Centers Inc, UDR, Inc., Urban Edge Properties, Vornado Realty Trust, Welltower Inc..

Within the last 12 months, Morgan Stanley has either provided or is providing non-investment banking, securities-related services to and/or in the past has entered into an agreement to provide services or has a client relationship with the following company: AvalonBay Communities Inc., Boston Properties, Inc., Columbia Property Trust Inc, **DDR Corp**, Digital Realty Trust Inc., Duke Realty Corp., Equity Residential, Highwoods Properties, Invitation Homes Inc, Kimco Realty Corp., Macerich Co, National Retail Properties Inc, New Senior Investment Group Inc, Prologis, Inc., Public Storage, Realty Income Corp, Senior Housing Properties Trust, Simon Property Group Inc, SL Green Realty Corporation, Spirit Realty Capital, STORE Capital Corp, Taubman Centers Inc, UDR,

Inc., Urban Edge Properties, Vornado Realty Trust, Welltower Inc..

An employee, director or consultant of Morgan Stanley is a director of Boston Properties, Inc.. This person is not a research analyst or a member of a research analyst's household.

Morgan Stanley & Co. LLC makes a market in the securities of American Assets Trust Inc., American Homes 4 Rent, AvalonBay Communities Inc., Boston Properties, Inc., CBL & Associates Properties Inc, Columbia Property Trust Inc, **DDR Corp**, Digital Realty Trust Inc., Duke Realty Corp., EastGroup Properties Inc., Equity Residential, Essex Property Trust, Inc., Extra Space Storage Inc., Government Properties Income Trust, HCP, Inc., Healthcare Realty Trust Inc., Healthcare Trust of America Inc, Highwoods Properties, Hudson Pacific Properties, Kimco Realty Corp., Liberty Property Trust, Macerich Co, National Retail Properties Inc, National Storage Affiliates Trust, Paramount Group Inc., Physicians Realty Trust, Prologis, Inc., Public Storage, Realty Income Corp, Regency Centers Corp, Senior Housing Properties Trust, Simon Property Group Inc, SL Green Realty Corporation, Spirit Realty Capital, STORE Capital Corp, Taubman Centers Inc, UDR, Inc., Urban Edge Properties, Vornado Realty Trust, Welltower Inc..

The equity research analysts or strategists principally responsible for the preparation of Morgan Stanley Research have received compensation based upon various factors, including quality of research, investor client feedback, stock picking, competitive factors, firm revenues and overall investment banking revenues. Equity Research analysts' or strategists' compensation is not linked to investment banking or capital markets transactions performed by Morgan Stanley or the profitability or revenues of particular trading desks.

Morgan Stanley and its affiliates do business that relates to companies/instruments covered in Morgan Stanley Research, including market making, providing liquidity, fund management, commercial banking, extension of credit, investment services and investment banking. Morgan Stanley sells to and buys from customers the securities/instruments of companies covered in Morgan Stanley Research on a principal basis. Morgan Stanley may have a position in the debt of the Company or instruments discussed in this report. Morgan Stanley trades or may trade as principal in the debt securities (or in related derivatives) that are the subject of the debt research report.

Certain disclosures listed above are also for compliance with applicable regulations in non-US jurisdictions.

## STOCK RATINGS

Morgan Stanley uses a relative rating system using terms such as Overweight, Equal-weight, Not-Rated or Underweight (see definitions below). Morgan Stanley does not assign ratings of Buy, Hold or Sell to the stocks we cover. Overweight, Equal-weight, Not-Rated and Underweight are not the equivalent of buy, hold and sell. Investors should carefully read the definitions of all ratings used in Morgan Stanley Research. In addition, since Morgan Stanley Research contains more complete information concerning the analyst's views, investors should carefully read Morgan Stanley Research, in its entirety, and not infer the contents from the rating alone. In any case, ratings (or research) should not be used or relied upon as investment advice. An investor's decision to buy or sell a stock should depend on individual circumstances (such as the investor's existing holdings) and other considerations.

## Global Stock Ratings Distribution

(as of June 30, 2018)

The Stock Ratings described below apply to Morgan Stanley's Fundamental Equity Research and do not apply to Debt Research produced by the Firm. For disclosure purposes only (in accordance with NASD and NYSE requirements), we include the category headings of Buy, Hold, and Sell alongside our ratings of Overweight, Equal-weight, Not-Rated and Underweight. Morgan Stanley does not assign ratings of Buy, Hold or Sell to the stocks we cover. Overweight, Equal-weight, Not-Rated and Underweight are not the equivalent of buy, hold, and sell but represent recommended relative weightings (see definitions below). To satisfy regulatory requirements, we correspond Overweight, our most positive stock rating, with a buy recommendation; we correspond Equal-weight and Not-Rated to hold and Underweight to sell recommendations, respectively.

STOCK RATING CATEGORY	COVERAGE UNIVERSE		INVESTMENT BANKING CLIENTS (IBC)			OTHER MATERIAL INVESTMENT SERVICES CLIENTS (MISC)	
	COUNT	% OF TOTAL	COUNT	% OF TOTAL IBC	% OF RATING CATEGORY	COUNT	% OF TOTAL OTHER MSC
<b>Overweight/Buy</b>	<b>1170</b>	<b>38%</b>	<b>292</b>	<b>39%</b>	<b>25%</b>	<b>550</b>	<b>39%</b>
<b>Equal-weight/Hold</b>	<b>1343</b>	<b>43%</b>	<b>363</b>	<b>49%</b>	<b>27%</b>	<b>645</b>	<b>46%</b>
<b>Not-Rated/Hold</b>	<b>50</b>	<b>2%</b>	<b>5</b>	<b>1%</b>	<b>10%</b>	<b>7</b>	<b>0%</b>
<b>Underweight/Sell</b>	<b>544</b>	<b>18%</b>	<b>81</b>	<b>11%</b>	<b>15%</b>	<b>211</b>	<b>15%</b>
<b>TOTAL</b>	<b>3,107</b>		<b>741</b>			<b>1413</b>	

Data include common stock and ADRs currently assigned ratings. Investment Banking Clients are companies from whom Morgan Stanley received investment banking compensation in the last 12 months. Due to rounding off of decimals, the percentages provided in the "% of total" column may not add up to exactly 100 percent.

## Analyst Stock Ratings

Overweight (O). The stock's total return is expected to exceed the average total return of the analyst's industry (or industry team's) coverage universe, on a risk-adjusted basis, over the next 12-18 months.

Equal-weight (E). The stock's total return is expected to be in line with the average total return of the analyst's industry (or industry team's) coverage universe, on a risk-adjusted basis, over the next 12-18 months.

Not-Rated (NR). Currently the analyst does not have adequate conviction about the stock's total return relative to the average total return of the analyst's industry (or industry team's) coverage universe, on a risk-adjusted basis, over the next 12-18 months.

Underweight (U). The stock's total return is expected to be below the average total return of the analyst's industry (or industry team's) coverage universe, on a risk-adjusted basis, over the next 12-18 months.

Unless otherwise specified, the time frame for price targets included in Morgan Stanley Research is 12 to 18 months.

## Analyst Industry Views

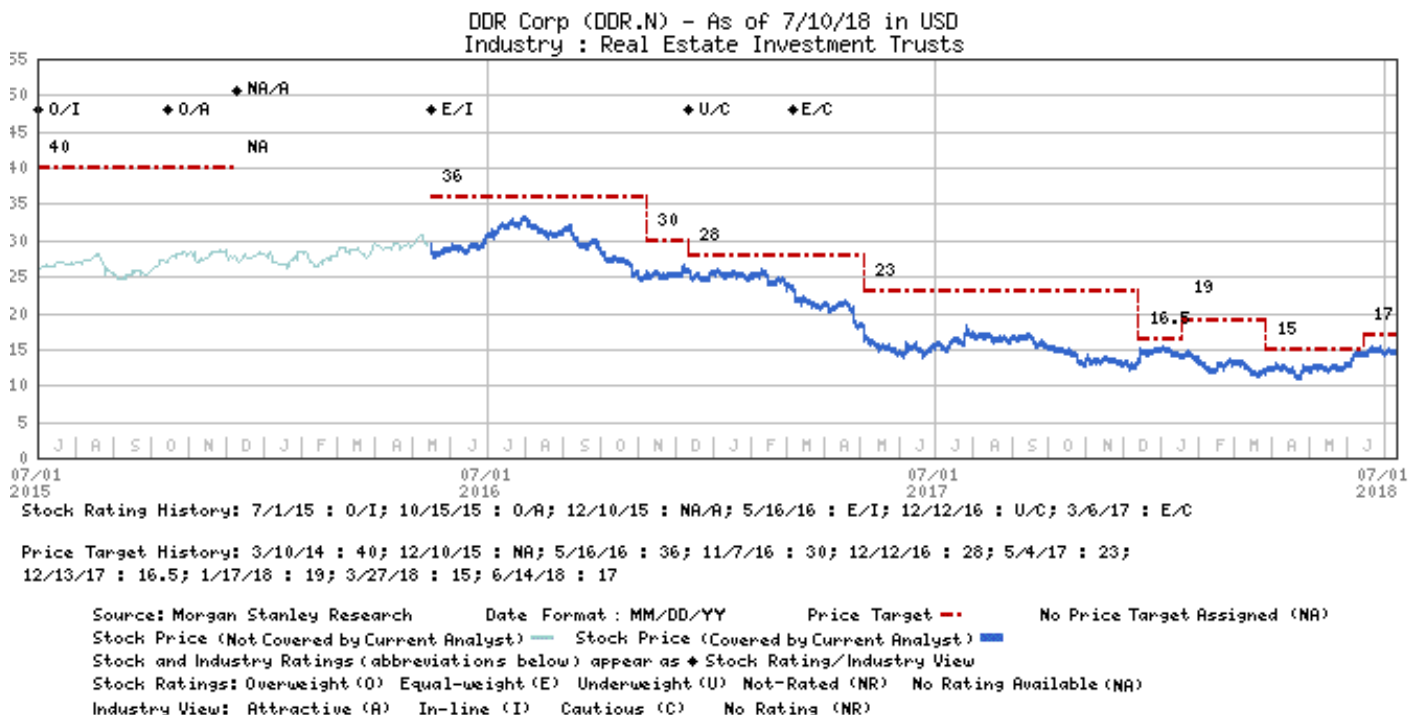
Attractive (A): The analyst expects the performance of his or her industry coverage universe over the next 12-18 months to be attractive vs. the relevant broad market benchmark, as indicated below.

In-Line (I): The analyst expects the performance of his or her industry coverage universe over the next 12-18 months to be in line with the relevant broad market benchmark, as indicated below.

Cautious (C): The analyst views the performance of his or her industry coverage universe over the next 12-18 months with caution vs. the relevant broad market benchmark, as indicated below.

Benchmarks for each region are as follows: North America - S&P 500; Latin America - relevant MSCI country index or MSCI Latin America Index; Europe - MSCI Europe; Japan - TOPIX; Asia - relevant MSCI country index or MSCI sub-regional index or MSCI AC Asia Pacific ex Japan Index.

### Stock Price, Price Target and Rating History (See Rating Definitions)



Effective January 13, 2014, the stocks covered by Morgan Stanley Asia Pacific will be rated relative to the analyst's industry (or industry team's) coverage.

Effective January 13, 2014, the industry view benchmarks for Morgan Stanley Asia Pacific are as follows: relevant MSCI country index or MSCI sub-regional index or MSCI AC Asia Pacific ex Japan Index.

### Important Disclosures for Morgan Stanley Smith Barney LLC Customers

Important disclosures regarding the relationship between the companies that are the subject of Morgan Stanley Research and Morgan Stanley Smith Barney LLC or Morgan Stanley or any of their affiliates, are available on the Morgan Stanley Wealth Management disclosure website at [www.morganstanley.com/online/researchdisclosures](http://www.morganstanley.com/online/researchdisclosures). For Morgan Stanley specific disclosures, you may refer to [www.morganstanley.com/researchdisclosures](http://www.morganstanley.com/researchdisclosures).

Each Morgan Stanley Equity Research report is reviewed and approved on behalf of Morgan Stanley Smith Barney LLC. This review and approval is conducted by the same person who reviews the Equity Research report on behalf of Morgan Stanley. This could create a conflict of interest.

### Other Important Disclosures

Morgan Stanley & Co. International PLC and its affiliates have a significant financial interest in the debt securities of AvalonBay Communities Inc., Boston Properties, Inc., **DDR Corp**, Government Properties Income Trust, HCP, Inc., Kimco Realty Corp., National Retail Properties Inc, Public Storage, Realty Income Corp, Select Income REIT, Senior Housing Properties Trust, SL Green Realty Corporation, STORE Capital Corp, UDR, Inc., Welltower Inc..

Morgan Stanley Research policy is to update research reports as and when the Research Analyst and Research Management deem appropriate, based on developments with the issuer, the sector, or the market that may have a material impact on the research views or opinions stated therein. In addition, certain Research publications are intended to be updated on a regular periodic basis (weekly/monthly/quarterly/annual) and will ordinarily be updated with that frequency, unless the Research Analyst and Research Management determine that a different publication schedule is appropriate based on current conditions. Morgan Stanley is not acting as a municipal advisor and the opinions or views contained herein are not intended to be, and do not constitute, advice within the meaning of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act.

Morgan Stanley produces an equity research product called a "Tactical Idea." Views contained in a "Tactical Idea" on a particular stock may be contrary to the recommendations or views expressed in research on the same stock. This may be the result of differing time horizons, methodologies, market events, or other factors. For all research available on a particular stock, please contact your sales representative or go to Matrix at <http://www.morganstanley.com/matrix>. Morgan Stanley Research is provided to our clients through our proprietary research portal on Matrix and also distributed electronically by Morgan Stanley to clients. Certain, but not all, Morgan Stanley Research products are also made available to clients through third-party vendors or redistributed to clients through alternate electronic means as a convenience. For access to all available Morgan Stanley Research, please contact your sales representative or go to Matrix at <http://www.morganstanley.com/matrix>.

Any access and/or use of Morgan Stanley Research is subject to Morgan Stanley's Terms of Use (<http://www.morganstanley.com/terms.html>). By accessing and/or using Morgan Stanley Research, you are indicating that you have read and agree to be bound by our Terms of Use (<http://www.morganstanley.com/terms.html>). In addition you consent to Morgan Stanley processing your personal data and using cookies in accordance with our Privacy Policy and our Global Cookies Policy ([http://www.morganstanley.com/privacy\\_pledge.html](http://www.morganstanley.com/privacy_pledge.html)), including for the purposes of setting your preferences and to collect readership data so that we can deliver better and more personalized service and products to you. To find out more information about how Morgan Stanley processes personal data, how we use cookies and how to reject cookies see our Privacy Policy and our Global Cookies Policy



([http://www.morganstanley.com/privacy\\_pledge.html](http://www.morganstanley.com/privacy_pledge.html)).

If you do not agree to our Terms of Use and/or if you do not wish to provide your consent to Morgan Stanley processing your personal data or using cookies please do not access our research.

Morgan Stanley Research does not provide individually tailored investment advice. Morgan Stanley Research has been prepared without regard to the circumstances and objectives of those who receive it. Morgan Stanley recommends that investors independently evaluate particular investments and strategies, and encourages investors to seek the advice of a financial adviser. The appropriateness of an investment or strategy will depend on an investor's circumstances and objectives. The securities, instruments, or strategies discussed in Morgan Stanley Research may not be suitable for all investors, and certain investors may not be eligible to purchase or participate in some or all of them. Morgan Stanley Research is not an offer to buy or sell or the solicitation of an offer to buy or sell any security/instrument or to participate in any particular trading strategy. The value of and income from your investments may vary because of changes in interest rates, foreign exchange rates, default rates, prepayment rates, securities/instruments prices, market indexes, operational or financial conditions of companies or other factors. There may be time limitations on the exercise of options or other rights in securities/instruments transactions. Past performance is not necessarily a guide to future performance. Estimates of future performance are based on assumptions that may not be realized. If provided, and unless otherwise stated, the closing price on the cover page is that of the primary exchange for the subject company's securities/instruments.

The fixed income research analysts, strategists or economists principally responsible for the preparation of Morgan Stanley Research have received compensation based upon various factors, including quality, accuracy and value of research, firm profitability or revenues (which include fixed income trading and capital markets profitability or revenues), client feedback and competitive factors. Fixed Income Research analysts', strategists' or economists' compensation is not linked to investment banking or capital markets transactions performed by Morgan Stanley or the profitability or revenues of particular trading desks.

The "Important US Regulatory Disclosures on Subject Companies" section in Morgan Stanley Research lists all companies mentioned where Morgan Stanley owns 1% or more of a class of common equity securities of the companies. For all other companies mentioned in Morgan Stanley Research, Morgan Stanley may have an investment of less than 1% in securities/instruments or derivatives of securities/instruments of companies and may trade them in ways different from those discussed in Morgan Stanley Research. Employees of Morgan Stanley not involved in the preparation of Morgan Stanley Research may have investments in securities/instruments or derivatives of securities/instruments of companies mentioned and may trade them in ways different from those discussed in Morgan Stanley Research. Derivatives may be issued by Morgan Stanley or associated persons.

With the exception of information regarding Morgan Stanley, Morgan Stanley Research is based on public information. Morgan Stanley makes every effort to use reliable, comprehensive information, but we make no representation that it is accurate or complete. We have no obligation to tell you when opinions or information in Morgan Stanley Research change apart from when we intend to discontinue equity research coverage of a subject company. Facts and views presented in Morgan Stanley Research have not been reviewed by, and may not reflect information known to, professionals in other Morgan Stanley business areas, including investment banking personnel.

Morgan Stanley Research personnel may participate in company events such as site visits and are generally prohibited from accepting payment by the company of associated expenses unless pre-approved by authorized members of Research management.

Morgan Stanley may make investment decisions that are inconsistent with the recommendations or views in this report.

To our readers based in Taiwan or trading in Taiwan securities/instruments: Information on securities/instruments that trade in Taiwan is distributed by Morgan Stanley Taiwan Limited ("MSTL"). Such information is for your reference only. The reader should independently evaluate the investment risks and is solely responsible for their investment decisions. Morgan Stanley Research may not be distributed to the public media or quoted or used by the public media without the express written consent of Morgan Stanley. Any non-customer reader within the scope of Article 7-1 of the Taiwan Stock Exchange Recommendation Regulations accessing and/or receiving Morgan Stanley Research is not permitted to provide Morgan Stanley Research to any third party (including but not limited to related parties, affiliated companies and any other third parties) or engage in any activities regarding Morgan Stanley Research which may create or give the appearance of creating a conflict of interest. Information on securities/instruments that do not trade in Taiwan is for informational purposes only and is not to be construed as a recommendation or a solicitation to trade in such securities/instruments. MSTL may not execute transactions for clients in these securities/instruments.

Morgan Stanley is not incorporated under PRC law and the research in relation to this report is conducted outside the PRC. Morgan Stanley Research does not constitute an offer to sell or the solicitation of an offer to buy any securities in the PRC. PRC investors shall have the relevant qualifications to invest in such securities and shall be responsible for obtaining all relevant approvals, licenses, verifications and/or registrations from the relevant governmental authorities themselves. Neither this report nor any part of it is intended as, or shall constitute, provision of any consultancy or advisory service of securities investment as defined under PRC law. Such information is provided for your reference only.

Morgan Stanley Research is disseminated in Brazil by Morgan Stanley C.T.V.M. S.A.; in Mexico by Morgan Stanley México, Casa de Bolsa, S.A. de C.V. which is regulated by Comisión Nacional Bancaria y de Valores. Paseo de los Tamarindos 90, Torre 1, Col. Bosques de las Lomas Floor 29, 05120 Mexico City; in Japan by Morgan Stanley MUFG Securities Co., Ltd. and, for Commodities related research reports only, Morgan Stanley Capital Group Japan Co., Ltd; in Hong Kong by Morgan Stanley Asia Limited (which accepts responsibility for its contents) and by Morgan Stanley Asia International Limited, Hong Kong Branch; in Singapore by Morgan Stanley Asia (Singapore) Pte. (Registration number 199206298Z) and/or Morgan Stanley Asia (Singapore) Securities Pte Ltd (Registration number 200008434H), regulated by the Monetary Authority of Singapore (which accepts legal responsibility for its contents and should be contacted with respect to any matters arising from, or in connection with, Morgan Stanley Research) and by Morgan Stanley Asia International Limited, Singapore Branch (Registration number T11FC0207F); in Australia to "wholesale clients" within the meaning of the Australian Corporations Act by Morgan Stanley Australia Limited A.B.N. 67 003 734 576, holder of Australian financial services license No. 233742, which accepts responsibility for its contents; in Australia to "wholesale clients" and "retail clients" within the meaning of the Australian Corporations Act by Morgan Stanley Wealth Management Australia Pty Ltd (A.B.N. 19 009 145 555, holder of Australian financial services license No. 240813, which accepts responsibility for its contents; in Korea by Morgan Stanley & Co International plc, Seoul Branch; in India by Morgan Stanley India Company Private Limited; in Indonesia by PT. Morgan Stanley Sekuritas Indonesia; in Canada by Morgan Stanley Canada Limited, which has approved of and takes responsibility for its contents in Canada; in Germany by Morgan Stanley Bank AG, Frankfurt am Main and Morgan Stanley Private Wealth Management Limited, Niederlassung Deutschland, regulated by Bundesanstalt fuer Finanzdienstleistungsaufsicht (BaFin); in Spain by Morgan Stanley, S.V., S.A., a Morgan Stanley group company, which is supervised by the Spanish Securities Markets Commission (CNMV) and states that Morgan Stanley Research has been written and distributed in accordance with the rules of conduct applicable to financial research as established under Spanish regulations; in the US by Morgan Stanley & Co. LLC, which accepts responsibility for its contents. Morgan Stanley & Co. International plc, authorized by the Prudential Regulatory Authority and regulated by the Financial Conduct Authority and the Prudential Regulatory Authority, disseminates in the UK research that it has prepared, and approves solely for the purposes of section 21 of the Financial Services and Markets Act 2000, research which has been prepared by any of its affiliates. RMB Morgan Stanley Proprietary Limited is a member of the JSE Limited and regulated by the Financial Services Board in South Africa. RMB Morgan Stanley Proprietary Limited is a joint venture owned equally by Morgan Stanley International Holdings Inc. and RMB Investment Advisory (Proprietary) Limited, which is wholly owned by FirstRand Limited. The information in Morgan Stanley Research is being disseminated by Morgan Stanley Saudi Arabia, regulated by the Capital Market Authority in the Kingdom of Saudi Arabia, and is directed at Sophisticated investors only.

The information in Morgan Stanley Research is being communicated by Morgan Stanley & Co. International plc (DIFC Branch), regulated by the Dubai Financial Services Authority (the DFSA), and is directed at Professional Clients only, as defined by the DFSA. The financial products or financial services to which this research relates will only be made available to a customer who we are satisfied meets the regulatory criteria to be a Professional Client.

The information in Morgan Stanley Research is being communicated by Morgan Stanley & Co. International plc (QFC Branch), regulated by the Qatar

Financial Centre Regulatory Authority (the QFCRA), and is directed at business customers and market counterparties only and is not intended for Retail Customers as defined by the QFCRA.

As required by the Capital Markets Board of Turkey, investment information, comments and recommendations stated here, are not within the scope of investment advisory activity. Investment advisory service is provided exclusively to persons based on their risk and income preferences by the authorized firms. Comments and recommendations stated here are general in nature. These opinions may not fit to your financial status, risk and return preferences. For this reason, to make an investment decision by relying solely to this information stated here may not bring about outcomes that fit your expectations.

The trademarks and service marks contained in Morgan Stanley Research are the property of their respective owners. Third-party data providers make no warranties or representations relating to the accuracy, completeness, or timeliness of the data they provide and shall not have liability for any damages relating to such data. The Global Industry Classification Standard (GICS) was developed by and is the exclusive property of MSCI and S&P.

Morgan Stanley Research, or any portion thereof may not be reprinted, sold or redistributed without the written consent of Morgan Stanley.

#### INDUSTRY COVERAGE: Real Estate Investment Trusts

COMPANY (TICKER)	RATING (AS OF)	PRICE* (07/10/2018)
<b>Richard Hill</b>		
American Assets Trust Inc. (AAT.N)	O (03/27/2018)	\$38.09
American Homes 4 Rent (AMH.N)	O (03/23/2015)	\$22.38
AvalonBay Communities Inc. (AVB.N)	E (12/10/2013)	\$173.52
CBL & Associates Properties Inc (CBL.N)	U (05/16/2016)	\$5.70
DDR Corp (DDR.N)	E (03/06/2017)	\$14.47
Equity Residential (EQR.N)	E (12/12/2016)	\$64.87
Essex Property Trust, Inc. (ESS.N)	O (05/18/2011)	\$240.62
Invitation Homes Inc (INVH.N)	O (12/13/2017)	\$23.14
Kimco Realty Corp. (KIM.N)	U (03/27/2018)	\$16.72
Macerich Co (MAC.N)	E (05/16/2016)	\$58.15
Regency Centers Corp (REG.N)	O (03/27/2018)	\$61.69
Simon Property Group Inc (SPG.N)	E (05/16/2016)	\$172.83
Taubman Centers Inc (TCO.N)	U (09/18/2017)	\$59.82
UDR, Inc. (UDR.N)	E (08/16/2017)	\$37.43
Urban Edge Properties (UE.N)	E (05/16/2016)	\$22.88
<b>Simon Flannery</b>		
Digital Realty Trust Inc. (DLR.N)	O (11/08/2016)	\$115.83
<b>Vikram Malhotra</b>		
Boston Properties, Inc. (BXP.N)	E (07/25/2016)	\$125.85
Columbia Property Trust Inc (CXP.N)	E (03/03/2016)	\$23.20
Duke Realty Corp. (DRE.N)	O (04/03/2014)	\$28.93
EastGroup Properties Inc. (EGP.N)	E (04/12/2017)	\$96.32
Extra Space Storage Inc. (EXR.N)	E (12/13/2017)	\$99.23
Government Properties Income Trust (GOV.O)	U (04/16/2013)	\$16.54
HCP, Inc. (HCP.N)	E (03/20/2017)	\$26.01
Healthcare Realty Trust Inc. (HR.N)	O (12/09/2015)	\$29.10
Healthcare Trust of America Inc (HTAN)	O (12/13/2017)	\$26.72
Highwoods Properties (HIW.N)	E (05/12/2016)	\$51.28
Hudson Pacific Properties (HPP.N)	O (12/04/2015)	\$35.40
Liberty Property Trust (LPT.N)	E (09/06/2016)	\$44.45
National Retail Properties Inc (NNN.N)	E (05/16/2016)	\$44.63
National Storage Affiliates Trust (NSAN)	E (04/07/2016)	\$31.27
New Senior Investment Group Inc (SNR.N)	U (03/20/2017)	\$7.62
Paramount Group Inc. (PGRE.N)	U (06/13/2017)	\$15.63
Physicians Realty Trust (DOC.N)	E (07/24/2017)	\$15.95
Prologis, Inc. (PLD.N)	O (04/16/2013)	\$65.83
Public Storage (PSAN)	U (12/13/2017)	\$230.71
Realty Income Corp (O.N)	O (12/12/2016)	\$55.47
Select Income REIT (SIR.O)	U (07/23/2015)	\$22.69
Senior Housing Properties Trust (SNH.O)	E (05/12/2014)	\$18.60
SL Green Realty Corporation (SLG.N)	E (06/13/2017)	\$102.01
Spirit Realty Capital (SRC.N)	E (05/09/2017)	\$8.17
STORE Capital Corp (STOR.N)	E (12/12/2016)	\$27.50
Vornado Realty Trust (VNO.N)	O (10/10/2017)	\$73.97
Welltower Inc. (WELL.N)	O (03/20/2017)	\$63.25

Stock Ratings are subject to change. Please see latest research for each company.

\* Historical prices are not split adjusted.