

# Total Return REIT Portfolio

## Objective

To exceed the return of the benchmark (i.e., the Morgan Stanley Capital International (MSCI) U.S. REIT Index) over market cycles.

## About the Portfolio<sup>1</sup>

The Portfolio invests in securities of Real Estate Investment Trusts (REITs) and other companies whose principal activities include development, ownership, construction, management or sale of real estate. REITs are dedicated to owning and, in most cases, operating income-producing real estate; some REITs also are engaged in financing real estate.<sup>2</sup>

UBS Fiduciary Trust Company uses AEW Capital Management, L.P. (AEW) as a Portfolio Adviser for the Portfolio. AEW takes a value/income approach to selecting securities, integrating top-down macroeconomic research with hands-on real estate and capital markets expertise.

Portfolio snapshot:

- Broad diversity of real estate investments with 30 to 35 core positions
- Consistent exposure to office, retail, industrial and apartment properties
- Emphasis on high current yield and below-average volatility

## Top Account Holdings as of 3/31/12

Simon Property Group, Inc.	Boston Properties, Inc.
Equity Residential	Ventas, Inc.
Public Storage	Vornado Realty Trust
Avalonbay Communities, Inc.	The Macerich Company
ProLogis, Inc.	HCP, Inc.

## Special Considerations

Investors in the Portfolio should be able to withstand short-term fluctuations in the equity markets in return for potentially higher returns over the long term. The value of the Portfolio changes every day and can be affected by changes in interest rates, general market conditions and other political, social and economic developments, as well as specific matters relating to the companies in whose securities the Portfolio invests. The risks associated with investments in mid- and small-cap companies include less experienced management, limited product lines and financial resources, shorter operating histories, less publicly available information, reduced liquidity and increased share price volatility. In addition, the fund invests in real estate, which has significantly different risk and return characteristics than traditional investments. It is important to note that an investment in the Portfolio is only one component of a balanced investment plan.

## Portfolio Adviser

AEW Capital Management, L.P.  
Boston, MA  
Established: 1981

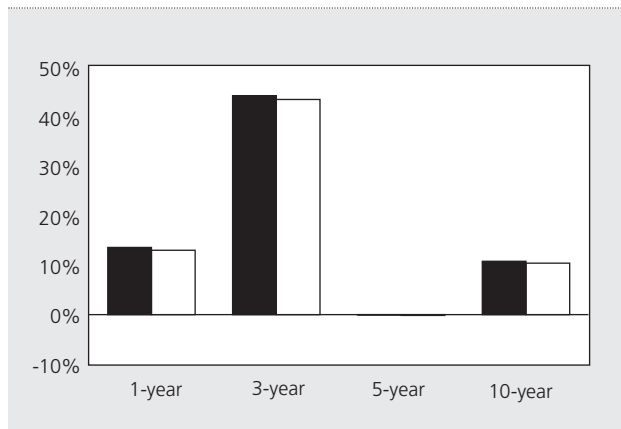
# Total Return REIT Portfolio

## AEW Capital Management, L.P. Performance<sup>5</sup>

### Growth of \$100 Invested 4/1/02 through 3/31/12 (Net of Trust and Investment Management Fees)



### Compounded Average Annual Returns (Net of Trust and Investment Management Fees) As of 3/31/12



Year	Returns	
	Gross	Net of Trust and Investment Management Fees
2002	2.92%	1.59%
2003	37.83%	36.15%
2004	36.35%	34.71%
2005	15.98%	14.59%
2006	37.68%	36.05%
2007	-17.82%	-18.79%
2008	-37.54%	-38.29%
2009	33.66%	32.18%
2010	29.80%	28.35%
2011	10.65%	9.41%
1st Qtr. 2012	10.70%	10.41%

	1-year	3-year	5-year	10-year
■ AEW (Net of Trust and Investment Management Fees)	13.59%	44.29%	-0.05%	10.79%
□ Index <sup>3</sup>	13.02%	43.52%	-0.16%	10.41%
AEW (Gross - Not Shown In Chart Above)	14.86%	45.89%	1.10%	12.11%

Past performance is no guarantee of future results. Current performance may be lower or higher than the figures shown. For additional information, please contact Wilmington Trust Fiduciary Services Company. For the most recent year-to-date performance numbers go to: [www.wtris.com](http://www.wtris.com).

## Footnotes

1. The permissible investments for this Portfolio are set forth in the Portfolio Disclosure Document (PDD) under the Wilmington Trust Fiduciary Services Company Collective Investment Trust for Employee Benefit Plans. The PDD and the Declaration of Trust for the Wilmington Trust Fiduciary Services Company Collective Investment Trust govern the management of the Portfolio and should be read in conjunction with this Profile. For additional information, contact your Financial Advisor.

The units of the Portfolio are not deposits or obligations of Wilmington Trust Fiduciary Services Company or any bank. The value of the Portfolio is not guaranteed by the FDIC or by any other Governmental agency. The units are subject to investment risk, including possible loss of principal invested.

2. All returns shown are time-weighted and include the reinvestment of income.

Gross returns reflect performance without the deduction of Wilmington Trust Fiduciary Services Company fees for trust and investment management services.

Net returns shown reflect the quarterly deduction from gross returns of fees paid to Wilmington Trust Fiduciary Services Company on equity and balanced Portfolios by all Wilmington Trust Fiduciary Services Company clients during the applicable period. Fees

charged to any particular account may vary, and an account may have paid more or less than the amount used to reduce the gross returns, therefore, this representation of performance is not intended to reflect the actual performance an account would experience. The deduction of fees and the compounding effect of such deductions over time will reduce an account's performance on a cumulative basis as will timing and other individual account factors. An account that paid the highest fee payable for this Portfolio would have experienced a return of 41.97% for 3 years, -1.71% for 5 years, and 9.03% for 10 years. Please contact your employer for information about the Wilmington Trust Fiduciary Services Company fees charged to your plan's account.

3. The MSCI U.S. REIT Index is a free float-adjusted market capitalization weighted index that is comprised of equity REITs that are included in the MSCI US Investable Market 2500 Index, with the exception of specialty equity REITs that do not generate a majority of their revenue and income from real estate rental and leasing operations. The index represents approximately 85% of the US REIT universe.