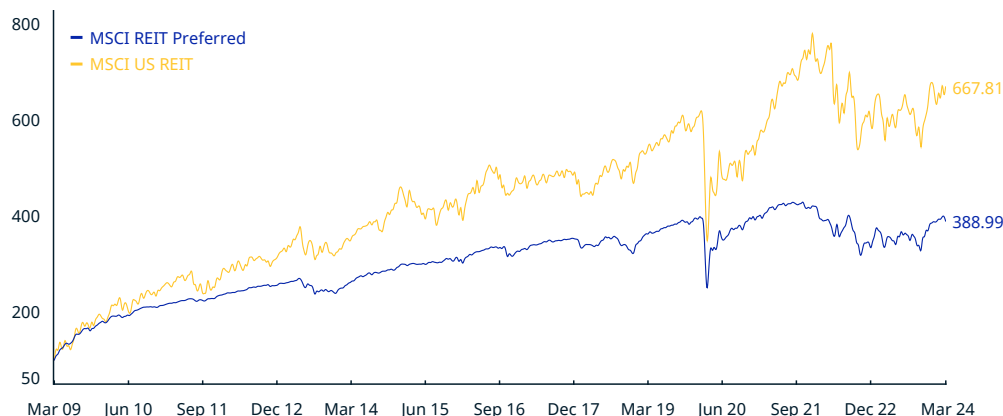


MSCI REIT Preferred Index (USD)

The MSCI REIT Preferred Index is a preferred stock market capitalization-weighted total return index of certain exchange-traded perpetual preferred securities issued by US Equity and US Hybrid REITs.

For a complete description of the index methodology, please see [Index methodology - MSCI](#).

CUMULATIVE INDEX PERFORMANCE – GROSS RETURNS (USD) (MAR 2009 – MAR 2024)



ANNUAL PERFORMANCE (%)

Year	MSCI REIT Preferred	MSCI US REIT
2023	14.88	13.74
2022	-20.84	-24.51
2021	6.55	43.06
2020	2.38	-7.57
2019	19.87	25.84
2018	-8.25	-4.57
2017	10.55	5.07
2016	2.44	8.60
2015	7.49	2.52
2014	21.18	30.38
2013	-6.31	2.47
2012	9.59	17.77
2011	10.01	8.69
2010	20.26	28.48

INDEX PERFORMANCE – GROSS RETURNS (%) (MAR 29, 2024)

	1 Mo	3 Mo	1 Yr	YTD	ANNUALIZED				Since Feb 04, 2005	FUNDAMENTALS (MAR 29, 2024)			
					3 Yr	5 Yr	10 Yr			Div Yld (%)	P/E	P/E Fwd	P/BV
MSCI REIT Preferred	-1.08	0.83	11.41	0.83	-1.78	1.30	4.00	5.60		6.85	5.50	-996.94	0.82
MSCI US REIT	1.96	-0.32	10.37	-0.32	4.03	4.14	6.54	7.11		4.10	40.92	39.48	2.06

INDEX RISK AND RETURN CHARACTERISTICS (MAR 29, 2024)

	Turnover (%) ¹	ANNUALIZED STD DEV (%) ²			SHARPE RATIO ^{2,3}			Since Feb 04, 2005	MAXIMUM DRAWDOWN	
		3 Yr	5 Yr	10 Yr	3 Yr	5 Yr	10 Yr		(%)	Period YYYY-MM-DD
MSCI REIT Preferred	0.00	16.09	16.79	12.56	-0.20	0.04	0.26	0.34	49.13	2007-04-12–2008-11-21
MSCI US REIT	2.28	21.18	20.84	17.96	0.17	0.20	0.36	0.35	73.99	2007-02-07–2009-03-06

¹ Last 12 months

² Based on monthly gross returns data

³ Based on NY FED Overnight SOFR from Sep 1 2021 & on ICE LIBOR 1M prior that date

MSCI REIT Preferred Index (USD)

INDEX CHARACTERISTICS

MSCI REIT Preferred	
Number of Constituents	83
Mkt Cap (USD Millions)	
Index	10,859.61
Largest	483.41
Smallest	1.26
Average	130.84
Median	111.83

TOP 10 CONSTITUENTS

	Float Adj Mkt Cap (USD Billions)	Index Wt. (%)
PUBLIC STORAGE 4.625% L	0.48	4.45
PUBLIC STORAGE 4% P	0.45	4.11
PUBLIC STORAGE 4% R	0.32	2.96
DIGITAL REALTY 5.2% L	0.30	2.79
PUBLIC STORAGE 5.05% G	0.29	2.70
PUBLIC STORAGE 4.875% I	0.29	2.65
PUBLIC STORAGE 5.60% H	0.28	2.58
PUBLIC STORAGE 5.15% F	0.27	2.48
UMH PROPERTIES 6.375% D	0.25	2.33
KIMCO REALTY 5.25% M	0.24	2.23
Total	3.18	29.28

The MSCI REIT Preferred Index was launched on Mar 01, 2005. Data prior to the launch date is back-tested test (i.e. calculations of how the index might have performed over that time period had the index existed). There are frequently material differences between back-tested performance and actual results. Past performance -- whether actual or back-tested -- is no indication or guarantee of future performance.

ABOUT MSCI

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