

# 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 – NET RETURNS (USD) (APR 2011 – APR 2026)



## ANNUAL PERFORMANCE (%)

Year	MSCI REIT Preferred	MSCI US REIT
2025	1.56	1.68
2024	2.70	7.49
2023	12.43	12.27
2022	-22.35	-25.37
2021	4.82	41.71
2020	0.49	-8.70
2019	17.65	24.33
2018	-10.03	-5.83
2017	8.47	3.74
2016	0.48	7.14
2015	5.41	1.28
2014	18.69	28.82
2013	-8.23	1.26
2012	7.37	16.47

## INDEX PERFORMANCE – NET RETURNS (%) (APR 30, 2026)

	1 Mo	3 Mo	1 Yr	YTD	ANNUALIZED				Since Jun 17, 2005
					3 Yr	5 Yr	10 Yr		
MSCI REIT Preferred	2.83	-0.85	4.83	1.04	3.83	-1.52	0.80	3.27	
MSCI US REIT	8.98	10.57	18.06	13.91	10.65	4.75	5.45	5.79	

## FUNDAMENTALS (APR 30, 2026)

Div Yld (%)	P/E	P/E Fwd	P/BV
7.00	7.51	103.87	0.85
3.65	45.22	40.11	2.46

## INDEX RISK AND RETURN CHARACTERISTICS (APR 30, 2026)

	Turnover (%) <sup>1</sup>	ANNUALIZED STD DEV (%) <sup>2</sup>			SHARPE RATIO <sup>2,3</sup>			Since Jun 17, 2005	MAXIMUM DRAWDOWN	
		3 Yr	5 Yr	10 Yr	3 Yr	5 Yr	10 Yr		(%)	Period YYYY-MM-DD
MSCI REIT Preferred	0.00	11.09	13.47	12.99	-0.03	-0.30	-0.05	0.16	51.20	2007-04-12–2009-03-09
MSCI US REIT	2.57	16.76	18.83	17.92	0.41	0.16	0.26	0.28	74.83	2007-02-07–2009-03-06

<sup>1</sup> Last 12 months

<sup>2</sup> Based on monthly net returns data

<sup>3</sup> 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	
<b>Number of Constituents</b>	78
Mkt Cap ( USD Millions)	
<b>Index</b>	10,057.04
<b>Largest</b>	417.20
<b>Smallest</b>	2.85
<b>Average</b>	128.94
<b>Median</b>	107.59

### TOP 10 CONSTITUENTS

	Float Adj Mkt Cap ( USD Billions)	Index Wt. (%)
PUBLIC STORAGE 4.625% L	0.42	4.15
PUBLIC STORAGE 4% P	0.38	3.82
UMH PROPERTIES 6.375% D	0.28	2.80
DIGITAL REALTY 5.2% L	0.28	2.75
PUBLIC STORAGE 4% R	0.27	2.72
PUBLIC STORAGE 5.60% H	0.25	2.53
PUBLIC STORAGE 5.05% G	0.24	2.43
PUBLIC STORAGE 4.875% I	0.24	2.42
HUDSON PACIFIC 4.75% C	0.24	2.40
PUBLIC STORAGE 5.15% F	0.23	2.29
<b>Total</b>	<b>2.85</b>	<b>28.30</b>

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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