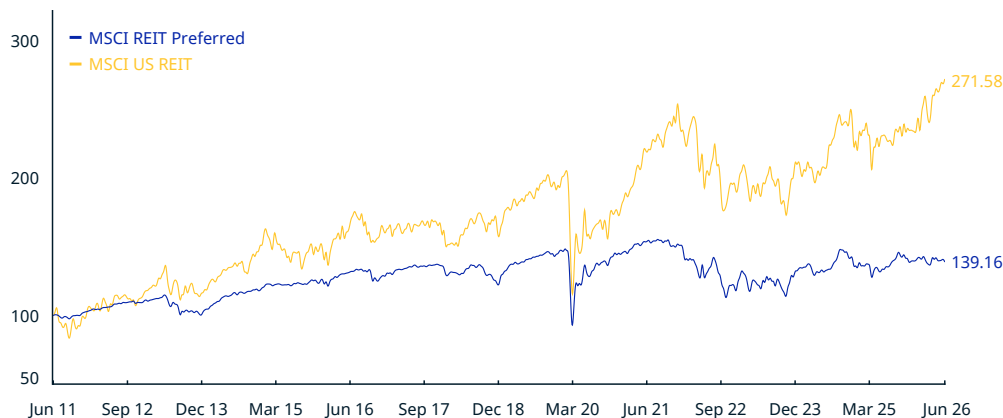


MSCI REIT Preferred Index (USD)

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) (JUN 2011 – JUN 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 (%) (JUN 30, 2026)

	1 Mo	3 Mo	1 Yr	YTD	ANNUALIZED				Since Jun 17, 2005
					3 Yr	5 Yr	10 Yr		
MSCI REIT Preferred	-0.43	1.82	4.51	0.05	2.79	-2.05	0.54	3.20	
MSCI US REIT	2.87	11.84	19.70	16.89	11.03	4.58	4.80	5.87	

FUNDAMENTALS (JUN 30, 2026)

Div Yld (%)	P/E	P/E Fwd	P/BV
7.13	6.60	86.29	0.80
3.61	43.54	39.83	2.52

INDEX RISK AND RETURN CHARACTERISTICS (JUN 30, 2026)

	Turnover (%) ¹	ANNUALIZED STD DEV (%) ²			SHARPE RATIO ^{2,3}			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	10.54	13.46	12.99	-0.13	-0.35	-0.08	0.16	51.20	2007-04-12–2009-03-09
MSCI US REIT	2.58	16.49	18.84	17.82	0.44	0.14	0.22	0.29	74.83	2007-02-07–2009-03-06

¹ Last 12 months

² Based on monthly net 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	78
Mkt Cap (USD Millions)	
Index	9,862.96
Largest	402.05
Smallest	3.39
Average	126.45
Median	106.55

TOP 10 CONSTITUENTS

	Float Adj Mkt Cap (USD Billions)	Index Wt. (%)
PUBLIC STORAGE 4.625% L	0.40	4.08
PUBLIC STORAGE 4% P	0.37	3.76
DIGITAL REALTY 5.2% L	0.27	2.75
UMH PROPERTIES 6.375% D	0.27	2.75
PUBLIC STORAGE 4% R	0.27	2.71
PUBLIC STORAGE 5.60% H	0.25	2.50
PUBLIC STORAGE 4.875% I	0.24	2.40
HUDSON PACIFIC 4.75% C	0.24	2.40
PUBLIC STORAGE 5.05% G	0.23	2.37
VORNADO REALTY 5.25% M	0.23	2.33
Total	2.77	28.04

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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