



# FTSE Nareit Preferred Stock Index

Data as at: 31 December 2025

The FTSE Nareit Preferred Stock Index is a rules-based index that is designed to track the performance of the US REITs preferred stocks.

Main features of the index include:

- The index is reviewed on a monthly basis.
- Corporate actions such as redemptions are treated on review date once a month to minimize index turnover.
- The index is calculated on a capitalization weighted scheme with capping to avoid single issuer concentration.

## Performance and Volatility – Total Return (USD)

	Performance %						Return pa %		Volatility* pa %		
	3M	6M	YTD	12M	3YR	5YR	3YR	5YR	1YR	3YR	5YR
FTSE Nareit Preferred Stock Index	-2.4	5.8	5.1	5.1	30.9	8.4	9.4	1.6	10.5	10.6	17.9
FTSE Nareit All Equity REITs Index	-2.1	0.5	2.3	2.3	19.5	26.7	6.1	4.8	17.9	20.1	25.0

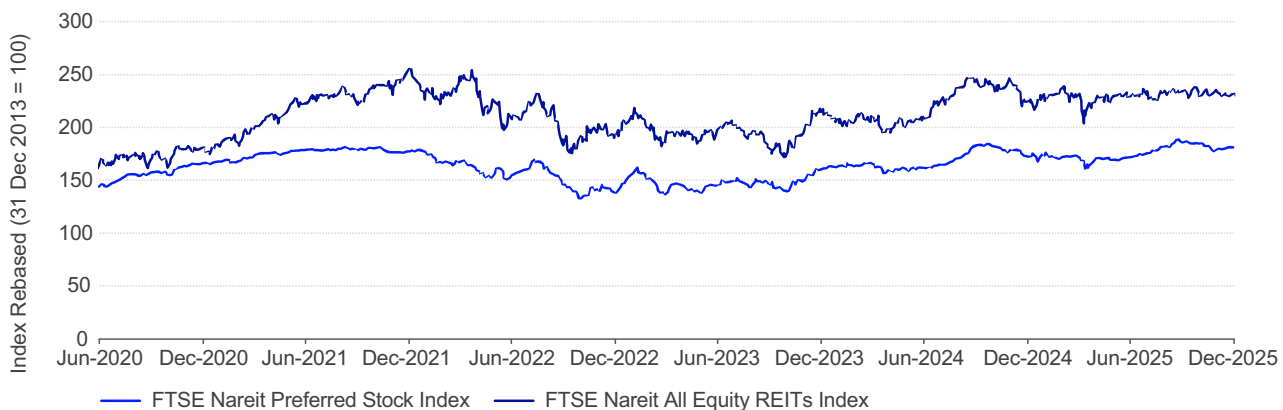
\* Based on daily annualised total returns using 252 trading days in a year.  
SOURCE: FTSE Russell, data as at 31 December 2025.

## Index Characteristics

	FTSE Nareit Preferred Stock Index
Number of Constituents	59
Adjusted Mkt Cap (USDm)	6,740.1
Dividend Yield %	7.17
Constituent (Wgt %)	
Average	1.7
Largest	4.2
Median	1.6
Top 10 Holdings %	32.40

SOURCE: FTSE Russell, data as at 31 December 2025.

## 5-Year Performance – Total Return (USD)



Source: FTSE Russell as at 31 December 2025. Past performance is no guarantee of future results.  
Returns shown before the index launch date reflect hypothetical historical performance. Please see disclaimer for important legal information

## FEATURES

### Objective

- The index is designed as a performance benchmark.

### Eligibility

- The FTSE Nareit Preferred Stock Index consists of all publicly traded, non-convertible, perpetual preferred stocks that meet a minimum size requirement of \$50 million of face value, and were issued by companies that are members of the FTSE Nareit All REITs Index with the exception of Mortgage REITs.

### Availability

- Price and total return versions are available for this index.

### Transparency

- The indices are managed according to a transparent and publicly available set of rules.
- Regular index reviews are conducted to ensure that a continuous and accurate representation of the market is maintained.

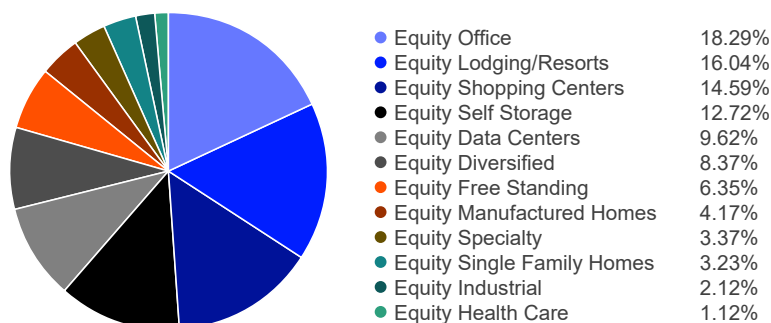
### Classification

- Constituents are classified into Property Sectors based on the classifications of the issuers.

**FTSE Nareit Preferred Stock Index Top 10 Constituents**

Rank	CUSIP	Constituent Name	Property Sector	Adjusted Mkt Cap (USDm)	Wgt %
1	253868822	Digital Realty Trust Inc 5.2 Pref	Equity Data Centers	282.5	4.19
2	903002509	UMH Properties Inc 6.375 Pref	Equity Manufactured Homes	280.9	4.17
3	444097307	Hudson Pacifi Properties Inc 4.75 Pref	Equity Office	263.7	3.91
4	49446R711	Kimco Realty Corp 5.25 Pref	Equity Shopping Centers	216.1	3.21
5	253868830	Digital Realty Trust Inc 5.85 Pref	Equity Data Centers	200.5	2.97
6	379378508	Global Net Lease Inc 7.5 Pref	Equity Free Standing	197.9	2.94
7	78440X507	SL Green Realty Corp 6.5 Pref	Equity Office	193.2	2.87
8	637870205	National Storage Affiliate Trust 6 Pref	Equity Self Storage	190.1	2.82
9	49446R737	Kimco Realty Corp 5.125 Pref	Equity Shopping Centers	179.8	2.67
10	929042828	Vornado Realty Trust 5.25 Pref	Equity Office	178.8	2.65
<b>Total:</b>				<b>2,183.5</b>	<b>32.40</b>

**REITs Sector Breakdown**



SOURCE: FTSE Russell, data as at 31 December 2025.

**About the National Association of Real Investment Trusts**

The National Association of Real Estate Investment Trusts (Nareit) is the trade association for REITs and publicly traded real estate companies with an interest in the US property and investment markets. See [www.reit.com](http://www.reit.com) for more information.



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**INFORMATION**

**Index Launch**

1 July 2013

**Base Date**

15 June 2007

**Base Value**

100

**Index Calculation**

End-of-day

**Currency**

USD

**Review Dates**

Monthly

**Historical Data**

15 June 2007

**Index Rules**

[www.ftserussell.com](http://www.ftserussell.com)

**Ticker**

FNPSI – capital index  
TFNPSI – total return index

Data definitions available from [info@ftserussell.com](mailto:info@ftserussell.com)

To learn more, visit [lseg.com/ftse-russell](http://lseg.com/ftse-russell); email [info@ftserussell.com](mailto:info@ftserussell.com); or call your regional Client Services Team office

**EMEA**

+44 (0) 20 7866 1810

**North America**

+1 877 503 6437

**Asia-Pacific**

Hong Kong +852 2164 3333  
Tokyo +81 3 4563 6346  
Sydney +61 (0) 2 8823 3521