

FTSE Nareit Preferred Stock Index

Data as at: 31 December 2019

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.

5-Year Performance – Total Return (USD)



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	-0.3	3.4	19.7	19.7	20.1	33.0	6.3	5.9	3.5	4.2	4.3
FTSE Nareit All Equity REITs Index	0.1	7.9	28.7	28.7	34.2	49.9	10.3	8.4	12.3	14.2	13.8

* Based on daily annualised total returns using 252 trading days in a year.

Index Characteristics

	FTSE Nareit Preferred Stock Index
Number of Constituents	107
Adjusted Mkt Cap (USDm)	17,361.4
Dividend Yield %	6.33
Constituent (Wgt %)	
Average	0.9
Largest	4.5
Median	0.8
Top 10 Holdings %	21.17

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.

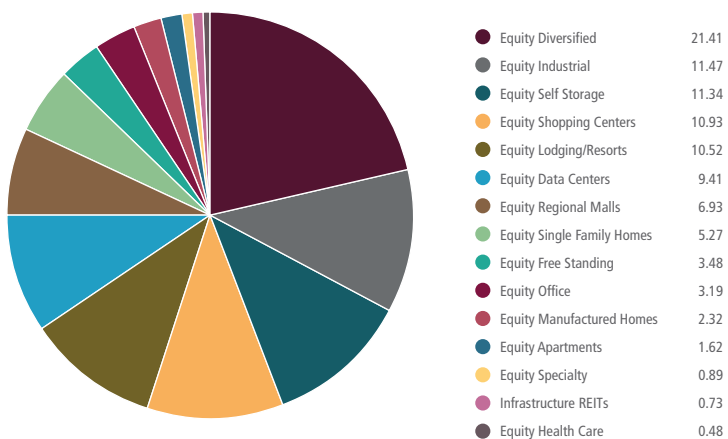
Classification

- 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	92339V209	VEREIT 6.7 Pref	Equity Diversified	786.3	4.53
2	253868822	Digital Realty Trust Inc 5.2 Pref	Equity Data Centers	356.2	2.05
3	637417874	National Retail Properties Inc 5.2 Pref	Equity Free Standing	350.9	2.02
4	19626G603	Colony Capital 7.15 Pref	Equity Diversified	333.4	1.92
5	929042828	Vornado Realty Trust 5.25 Pref	Equity Diversified	326.4	1.88
6	609720404	Monmouth Real Estate Investment Corp 6.125 Pref	Equity Industrial	318.6	1.83
7	929042851	Vornado Realty Trust 5.7 Pref	Equity Diversified	302.5	1.74
8	929042844	Vornado Realty Trust 5.4 Pref	Equity Diversified	302.5	1.74
9	19626G504	Colony Capital 7.125 Pref	Equity Diversified	301.4	1.74
10	69360J552	PS Business Parks Inc 4.875 Pref	Equity Industrial	297.5	1.71
Total:				3,675.7	21.17

REITs Sector Breakdown



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 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

Ticker

FNPSI – capital index

TFNPSI – total return index

Data definitions available from info@ftserussell.com

To learn more, visit www.ftserussell.com; email info@ftserussell.com; or call your regional Client Services Team office:

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