

# The CenterSquare New Economy Real Estate Index (CSNERE)

Founded in 1987, CenterSquare Investment Management is an independent, employee-owned real asset manager focused on listed real estate, private equity real estate and private real estate debt.

As a trusted fiduciary, our success is firmly rooted in aligning our interests with those of our clients, partners and employees.

CenterSquare is headquartered in suburban Philadelphia, with offices in New York, Los Angeles, London and Singapore. With ~\$15 billion in assets under management (August 31, 2024), our firm and subsidiaries are proud to manage investments on behalf of some of the world's most well-known institutional and private investors.

*The CenterSquare New Economy Real Estate Index is powered by LSEG information and calculated by LSEG.*

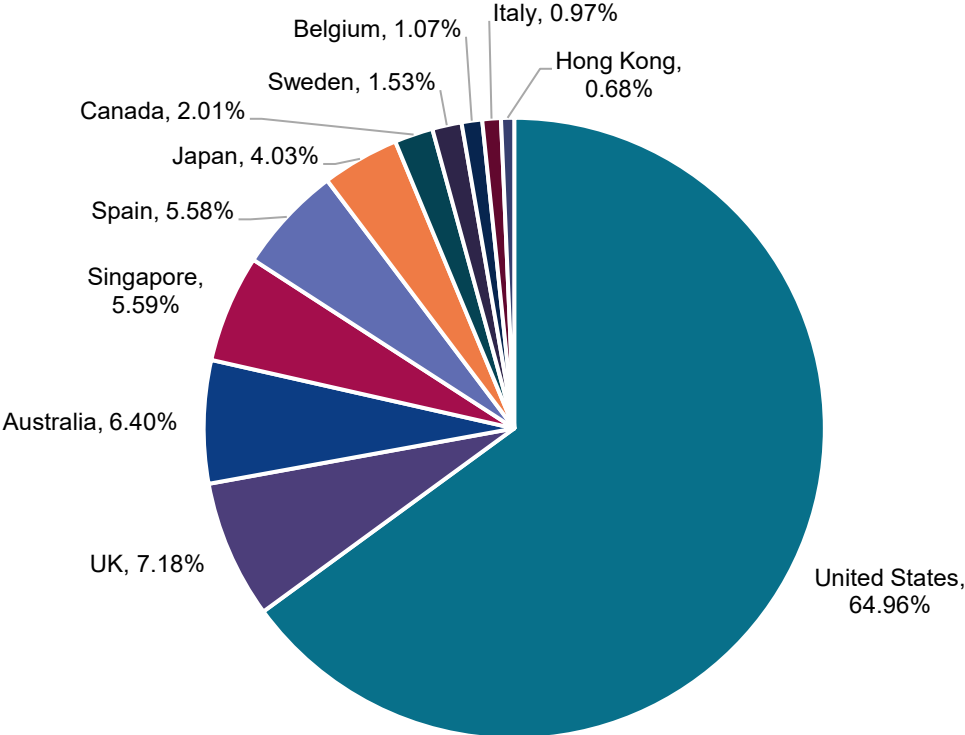
## Securities Weighting As of September 18, 2024

Name	Ticker	Country	Sector	Weight
SBA Communications Corp	SBAC US	US	Towers	5.78%
Alexandria Real Estate Equitie	ARE US	US	Life Sciences	4.84%
Airbnb Inc	ABNB US	US	Hotel	4.81%
Digital Realty Trust Inc	DLR US	US	Data Centers	4.80%
Ventas Inc	VTR US	US	Life Sciences	4.73%
Equinix Inc	EQIX US	US	Data Centers	4.71%
Crown Castle Inc	CCI US	US	Towers	4.68%
American Tower Corp	AMT US	US	Towers	4.59%
Cellnex Telecom SA	CLNX SM	SP	Towers	4.57%
Prologis Inc	PLD US	US	Logistics/Supply Chain	4.48%
Goodman Group	GMG AU	AU	Logistics/Supply Chain	3.95%
Segro PLC	SGRO LN	GB	Logistics/Supply Chain	3.90%
Healthpeak Properties Inc	PEAK US	US	Life Sciences	3.45%
Iron Mountain Inc	IRM US	US	Data Centers	3.20%
Rexford Industrial Realty Inc	REXR US	US	Logistics/Supply Chain	2.77%
EastGroup Properties Inc	EGP US	US	Logistics/Supply Chain	2.05%
CapitaLand Ascendas REIT	CLAR SP	SI	Office	2.03%
Americold Realty Trust Inc	COLD US	US	Logistics/Supply Chain	2.00%
Terreno Realty Corp	TRNO US	US	Logistics/Supply Chain	1.62%
First Industrial Realty Trust	FR US	US	Logistics/Supply Chain	1.33%
NEXTDC Ltd	NXT AU	AU	Data Centers	1.23%
LondonMetric Property PLC	LMP LN	GB	Logistics/Supply Chain	1.22%
Dexus	DXS AU	AU	Logistics/Supply Chain	1.21%
Tritax Big Box REIT PLC	BBOX LN	GB	Logistics/Supply Chain	1.20%
Sagax AB	SAGAB SS	SW	Logistics/Supply Chain	1.15%
Kilroy Realty Corp	KRC US	US	Office	1.14%
GLP J-Reit	3281 JP	JP	Logistics/Supply Chain	1.12%
Nippon Prologis REIT Inc	3283 JP	JP	Logistics/Supply Chain	1.11%
Cousins Properties Inc	CUZ US	US	Office	1.10%
Warehouses De Pauw CVA	WDP BB	BE	Logistics/Supply Chain	1.07%
Mapletree Industrial Trust	MINT SP	SI	Logistics/Supply Chain	1.02%
Merlin Properties Socimi SA	MRL SQ	SP	Diversified	1.01%
Infrastrutture Wireless Italia	INW IM	IT	Towers	0.97%
Mapletree Logistics Trust	MLT SP	SI	Logistics/Supply Chain	0.94%
Derwent London PLC	DLN LN	GB	Office	0.87%
Granite Real Estate Investment	GRT-U CN	CA	Logistics/Supply Chain	0.86%
COPT Defense Properties	CDP US	US	Office	0.85%
Dream Industrial Real Estate I	DIR-U CN	CA	Logistics/Supply Chain	0.75%
Frasers Logistics & Commercial	FLT SP	SI	Logistics/Supply Chain	0.73%
ESR Group Ltd	1821 HK	HK	Logistics/Supply Chain	0.68%
Douglas Emmett Inc	DEI US	US	Office	0.62%
DigitalBridge Group Inc	DBRG US	US	Data Centers	0.60%
Keppel DC REIT	KDCREIT SP	SI	Data Centers	0.54%
LXP Industrial Trust	LXP US	US	Logistics/Supply Chain	0.52%
LaSalle Logiport REIT	3466 JP	JP	Logistics/Supply Chain	0.48%
Allied Properties Real Estate	AP-U CN	CA	Office	0.40%
Mitsui Fudosan Logistics Park	3471 JP	JP	Logistics/Supply Chain	0.40%
Fabege AB	FABG SS	SW	Diversified	0.38%
Keppel REIT	KREIT SP	SI	Office	0.34%
Japan Logistics Fund Inc	8967 JP	JP	Logistics/Supply Chain	0.33%
Mitsubishi Estate Logistics RE	3481 JP	JP	Logistics/Supply Chain	0.31%
Activia Properties Inc	3279 JP	JP	Diversified	0.29%
JBG SMITH Properties	JBGS US	US	Office	0.28%

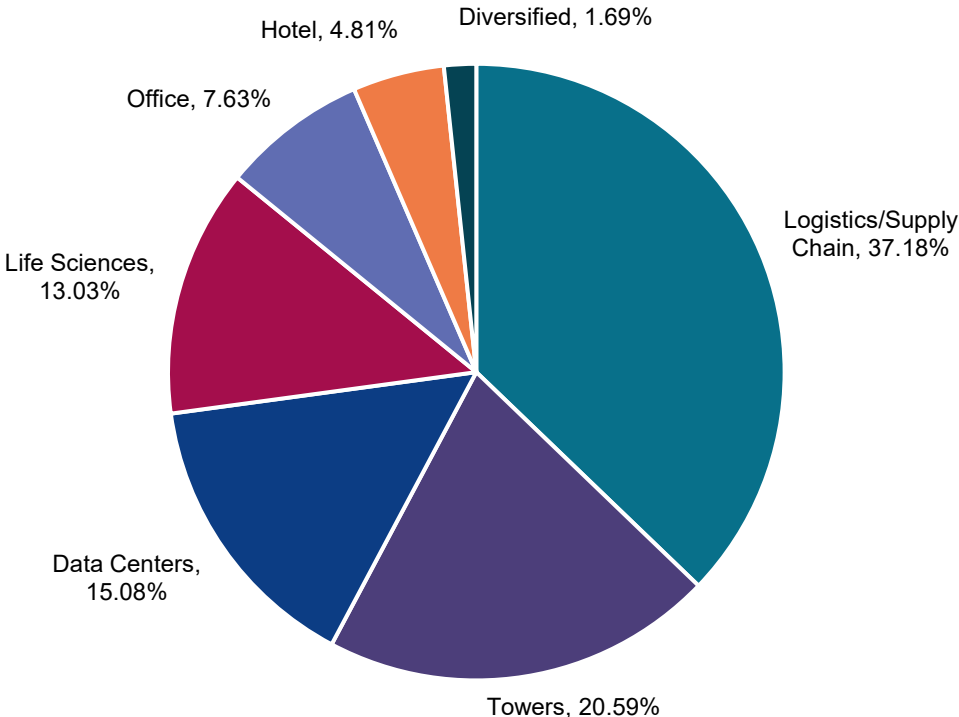
The CSNERE Index is rebalanced on the third Wednesday of September and March based on market closing prices. The next rebalance is scheduled for March 21, 2025.

# Securities Weighting As of September 18, 2024

## Country Exposure



## Sector Exposure



**Disclosures:**

Material in this publication is for general information only and is not intended to provide specific investment advice or recommendations for any purchase or sale of any specific security or commodity. Due to, among other things, the volatile nature of the markets and the investment areas discussed herein, investments may only be suitable for certain investors.

**General Real Estate Risks**

Because the investment strategies concentrate their assets in the real estate industry, an investment is closely linked to the performance of the real estate markets. Investing in the equity securities of real estate companies entails certain risks and uncertainties. These companies experience the risks of investing in real estate directly. Real estate is a cyclical business, highly sensitive to general and local economic developments and characterized by intense competition and periodic overbuilding. Real estate income and values may also be greatly affected by demographic trends, such as population shifts or changing tastes and values. Companies in the real estate industry may be adversely affected by environmental conditions. Government actions, such as tax increases, zoning law changes or environmental regulations, may also have a major impact on real estate. Changing interest rates and credit quality requirements will also affect the cash flow of real estate companies and their ability to meet capital needs.

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It is not possible to invest directly in an index.