



# CenterSquare U.S. Core REIT Strategy

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 approximately \$15.2 billion in assets under management (March 31, 2022), our firm and subsidiaries are proud to manage investments on behalf of some of the world's most well-known institutional and private investors.<sup>1</sup>

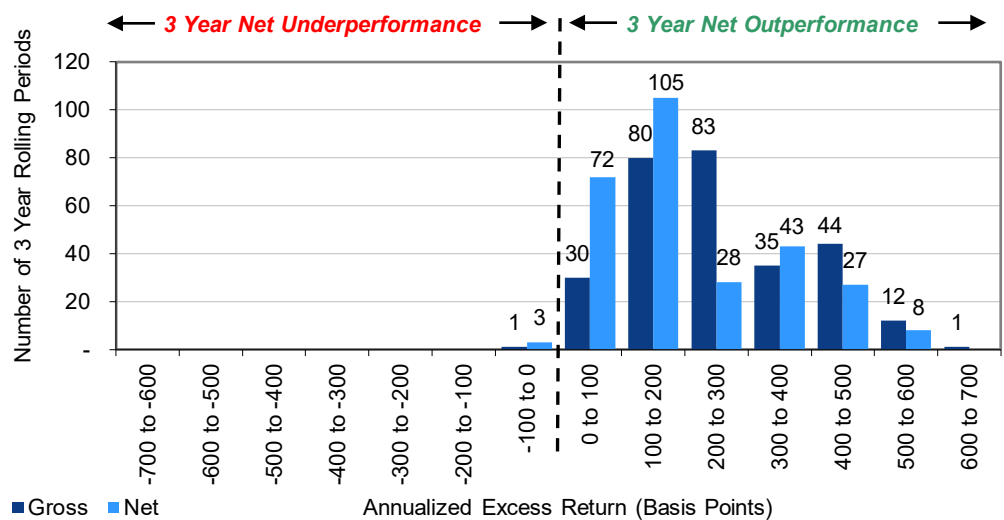
<b>Performance Objective</b>	200+ bps relative to the benchmark on an annual basis
<b>Target Tracking Error</b>	100-300 bps
<b>Expected Annual Turnover</b>	50-70% depending on market conditions
<b>Expected Alpha Generation</b>	25% sector selection, 75% stock selection
<b>Investment Minimums</b>	Separately Managed Accounts: \$5 MM Commingled Fund: \$1 MM
<b>Available Strategies</b>	Core REIT, All REIT, Concentrated REIT, ESG-Focused, New Economy, REIT Completion

## Investment Strategy

As one of the longest-tenured REIT managers in the market, with more than 30 years of experience, CenterSquare invests in a diversified portfolio of real estate securities identified as undervalued vs. an established peer set. In seeking high, risk-adjusted returns for our clients, CenterSquare aims to uncover these low-relative price opportunities across sectors and at different turning points in the real estate cycle by looking beyond the obvious factors of stock price and underlying real estate value. The key competitive advantage in our investment process is our proprietary company models, which apply a time-tested, hands-on approach to valuation, allowing us to better determine the value of each company, and identify mispriced assets in the market.

## Listed Real Estate Strategy Relative Performance

U.S. Real Estate Strategy Frequency Distribution of 3-Year Rolling Annualized\* Gross and Net Excess Returns over the FTSE Nareit Equity REITs Index June 30, 1995 - March 31, 2022 (286 3-year Time Periods)



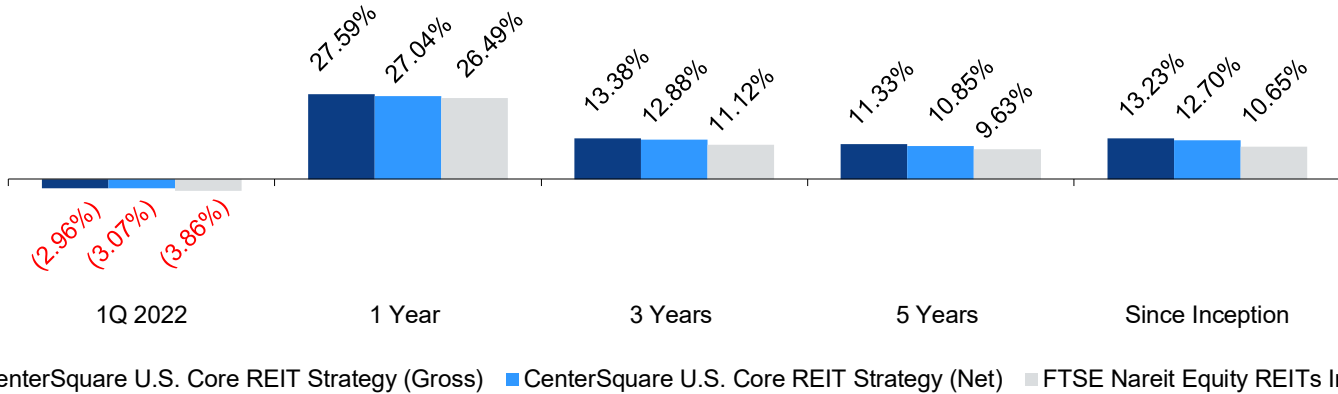
<sup>1</sup> Source: Assets under management (AUM) includes CenterSquare and its Subsidiaries as of March 31, 2022. Fair value of public real estate securities are based on last sale prices listed on worldwide established exchanges. Private debt and equity AUM represents regulatory assets under management which for funds includes investment fair values plus unfunded capital commitments.

This graphical illustration presents the number of 3 year rolling periods from June 30, 1995 – March 31, 2022 based on annualized excess returns, reflected on a gross and net of fee basis. Refer to CenterSquare U.S. gross and net performance on Page 2. \*Gross and Net annualized CenterSquare U.S. Core REIT Strategy Composite returns in excess of FTSE Nareit Equity REITs Index. Note that 1Q 2022 returns are preliminary, subject to finalization of March 2022 returns. CenterSquare Investment Management LLC claims compliance with the Global Investment Performance Standards (GIPS). The performance chart is produced and maintained by CenterSquare Investment Management. Past performance does not guarantee future results.

**Why Invest in Real Estate Securities?**

- Offers a more liquid and cost-efficient investment strategy to invest in U.S. commercial real estate
- Delivers attractive total return comprised of current income and capital appreciation
- Provides diversification benefits with lower correlation to other asset classes across regions and sectors
- Serves as an inflation hedge with historical capital preservation and inflation protection

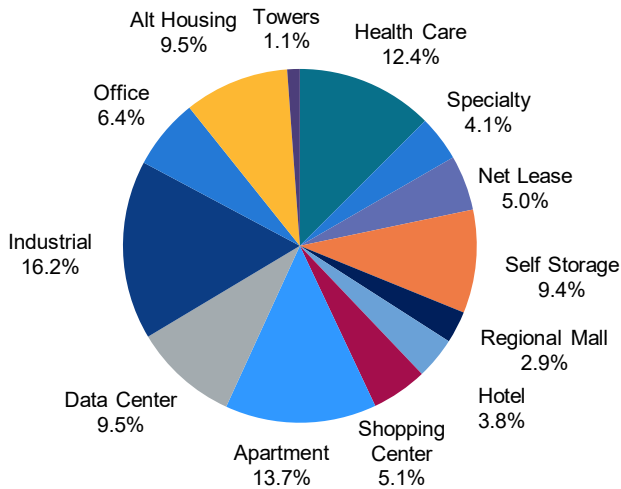
**Investment Performance Returns for Periods Ending 3/31/22**



Past performance does not guarantee future results. Periods greater than 12 months are annualized.

**Sector Diversification as of 3/31/2022<sup>1</sup>**

**Portfolio Absolute Exposure**



Refer to footnote disclosures at the end of this document.

**Top 10 Holdings as of 3/31/2022<sup>2</sup>**

Stock	Sector	Weight
Prologis Inc	Industrial	8.37%
Equinix Inc	Data Center	5.95%
Public Storage	Self Storage	4.78%
Avalonbay Communities Inc	Apartment	4.11%
Equity Residential	Apartment	3.92%
Ventas Inc	Health Care	3.78%
Digital Realty Trust Inc	Data Center	3.47%
Invitation Homes Inc	Alt Housing	3.33%
Duke Realty Corp	Industrial	3.13%
Life Storage Inc	Self Storage	3.07%
<b>Total Top 10 Holdings</b>		<b>43.91%</b>

Top 10 holdings based on market value. Percentages and portfolio holdings are subject to change without notice and may or may not represent current or future portfolio composition.

**Investment Team Leadership**

**E. Todd Briddell, CFA**  
Chief Executive Officer,  
Chief Investment Officer

- Leads CenterSquare Investment Management with primary accountability for public, private debt and equity advisory services
- 32 years of real estate investment experience, co-founder of real estate securities strategy in 1995
- B.S. in Economics from University of Pennsylvania's Wharton School of Business

**Dean Frankel, CFA**

Managing Director, Head of Real Estate Securities

- Oversees the Global Real Estate securities team
- 25 years of real estate investment experience
- B.S. in Economics from University of Pennsylvania's Wharton School of Business

**Eric Rothman, CFA**

Portfolio Manager, Real Estate Securities

- Responsible for U.S. Core REIT strategy, including market research and analysis
- 27 years of real estate investment experience
- B.A. in Economics, International Relations and French from Boston University

## Disclosures:

This document has been prepared solely for information purposes and is not an offering memorandum nor any other kind of an offer to buy or sell or a solicitation of an offer to buy or sell any security, instrument or investment product or to participate in any particular trading strategy. It is not intended and should not be taken as any form of advertising, recommendation, investment advice or invitation to trade. This information is confidential and for the use of the intended recipients only. The distribution of this document in Canada is restricted to recipients who are qualified "permitted clients" for purposes of NI 31-103. This document may not be reproduced, redistributed or copied in whole or in part for any purpose without prior written consent.

This material is provided for general information only and should not be construed as investment advice or a recommendation. You should consult with your advisor to determine whether any particular investment product or investment strategy is appropriate.

The CenterSquare U.S. Core REIT strategy, also identified as Total Return Diversified (FTSE) Composite ("Composite") strategy, focuses on investing in a diversified portfolio of real estate securities, such as real estate investment trusts ("REITs") and real estate operating companies. The Composite includes all discretionary, fee-paying portfolios invested in the total return strategy that are using the FTSE Nareit Equity REITs Index as their primary benchmark, and consisted of 40 accounts with a market value of \$2,964 million as of June 30, 2021. Performance results are calculated on a total return basis and include dividends and interest and all realized and unrealized capital gains. Gross of fee returns include trade-related costs, but do not reflect investment management fees earned by CenterSquare. Net of fee returns reflect investment management fees earned by CenterSquare. The Composite returns consist of size-weighted portfolio returns using beginning of period values to weight portfolio returns, and valuations and returns are computed and stated in U.S. dollars. **Past performance does not guarantee future results.** Many factors affect performance, including changes in market conditions and interest rates, as well as the market's response to economic, political, and/or financial developments. The FTSE Nareit Equity REITs Index is a free float market capitalization-weighted index measuring equity tax-qualified real estate investments trusts which meet minimum size and liquidity criteria and are traded on the New York Stock Exchange, the American Stock Exchange, and the NASDAQ National Market System. The FTSE Nareit Equity REITs Index is part of the FTSE Nareit U.S. Real Estate Index Series. The index performance presented is based on total return calculations which add the income a stock's dividend provides to the performance of the index. This benchmark does not reflect investment management fees and is for illustrative purposes and should not be relied upon as an accurate measure of comparison. A direct investment in an index is not possible. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. An investor should consider the investment objective, risks, charges and expenses carefully before investing in the strategy. To receive

GIPS-compliant performance information for CenterSquare's U.S. Core REIT strategy, contact Rodney Washington at +1 610-818-4624 or [rwashington@centersquare.com](mailto:rwashington@centersquare.com). GIPS® is a registered trademark of CFA Institute. CFA Institute does not endorse or promote this organization, nor does it warrant the accuracy or quality of the content contained herein.

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<sup>1</sup> Percentages are subject to change without notice and may or may not represent current or future sector diversification. Percentages are based on one representative account in the Composite.

<sup>2</sup> The specific securities identified are not representative of all of the securities purchased, sold or recommended for advisory clients. It should not be assumed that an investment in the securities specified was or will be profitable. There is no guarantee that a particular client's account will hold any or all of the securities identified. The portfolio holdings are representative holdings for one client account in the Composite.