

PRESS RELEASE



Hoya Capital High Dividend Yield Index | December 2021 Index Review

Norwalk, Connecticut – November 23, 2021 – Hoya Capital Index Innovations, a leading provider of research-based real estate indexes and research, announced the results of the December 2021 semi-annual index review for the Hoya Capital High Dividend Yield Index. All changes will be effective as of the open on December 2, 2021 with the shares fixed as of the close of trading on November 23, 2021. These changes have been posted on the Hoya Capital High Dividend Yield Index web page on Hoya Capital's website site at <https://www.hoyacapital.com/riet-high-dividend-yield-index>.

The **Hoya Capital High Dividend Yield Index ("RIET Index")** is a rules-based index designed to provide diversified exposure to 100 of the highest dividend-yielding real estate securities in the United States. The multi-factor selection process incorporates a quality screen to identify real estate companies with lower leverage profiles and begins with the selection of "Dividend Champions." Securities are then selected based principally on dividend yield across 14 property sectors and 3 market capitalization tiers.

Additions:

1. Postal Realty Trust (PSTL)
2. Universal Health Realty (UHT)
3. AG Mortgage Investment Trust, 8.00% Series C Fix/Float Cumul Redeem Prfd Stock (MITT-C)
4. American Finance Trust, 7.50% Series A Cumul Red Perp Preferred Stock (AFINP)
5. KKR Real Estate Finance Trust Inc. 6.50% Series A Cumulative Red Prfd Stock (KREF-A)

Deletions:

1. Tanger Factory Outlets (SKT)
2. Bluerock Residential (BRG)
3. Braemar Hotels & Resorts, 5.50% Series B Cumulative Preferred Stock (BHR-B)
4. ACRES Commercial Realty Corp 8.625% Fixed/Float Ser C Cumul Redeem Prfd Stock
5. MFA Financial, 7.50% Series B Cumulative Redeemable Preferred Stock (MFA-B)

About Hoya Capital Real Estate

Hoya Capital Real Estate ("Hoya Capital") is a research-focused Investment Advisor headquartered in Rowayton, Connecticut. Founded with a mission to make real estate more accessible to all investors, Hoya Capital specializes in managing institutional and individual portfolios of publicly traded real estate securities, focused on delivering sustainable income, diversification, and attractive total returns. For more information, visit www.HoyaCapital.com.

ETF Express Award Methodology: Awards are based on a “peer review system” whereby ETF Express readers select a “best in class” in a series of categories via an online survey. There were 1,202 votes cast in total. ETF Express worked with Algo-Chain to pre-select ETF Providers in each category based on investment performance during the 12-month period of May 2018-May 2019 leading up to the award selection. Subjective categories did not have pre-selected categories. In each category, the firms with the most votes at the end of the voting period were subject to a final review by ETF Express’s Senior Editorial team. Hoya Capital was awarded the “Most Successful & Innovative ETF Launch of 2019” on October 24, 2019.

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Date	2021-11-23	Effective Date (Open)	2021-12-02	
Index Value	1051.66			
Security Name	Symbol	Closing Price	Weight	Fraction of Shares
Digital Realty Trust Inc	DLR UN Equity	165.11	1.500007%	0.095542
Innovative Industrial Proper	IIPR UN Equity	261.49	1.500004%	0.060327
Extra Space Storage Inc	EXR UN Equity	200.39	1.500003%	0.078721
Simon Property Group Inc	SPG UN Equity	169.03	1.500003%	0.093326
Equity Residential	EQR UN Equity	86.66	1.500003%	0.182032
Gaming And Leisure Properties Inc	GLPI UN Equity	46.65	1.500002%	0.338154
Omega Healthcare Investors Inc	OHI UN Equity	29.25	1.500001%	0.539312
VICI Properties Inc	VICI UN Equity	28.26	1.500001%	0.558205
Spirit Realty Capital Inc	SRC UN Equity	46.43	1.500001%	0.339756
Blackstone Mortgage Trust Inc	BXMT UN Equity	31.69	1.500000%	0.497787
New Residential Investment Corp	NRZ UN Equity	11.19	1.500000%	1.409729
Crown Castle International Corp	CCI UN Equity	183.67	1.500000%	0.085887
Annaly Capital Management Inc	NLY UN Equity	8.43	1.500000%	1.871277
Iron Mountain	IRM UN Equity	46.85	1.500000%	0.336710
Medical Properties Trust Inc	MPW UN Equity	21.59	1.500000%	0.730656
AGNC Investment Corp	AGNC UN Equity	16.02	1.500000%	0.984698
Welltower Inc	WELL UN Equity	85.78	1.499999%	0.183899
Starwood Property Trust Inc	STWD UN Equity	26.21	1.499999%	0.601864
Vornado Realty Trust	VNO UN Equity	44.06	1.499998%	0.358031
WP Carey & Co	WPC UN Equity	77.6	1.499997%	0.203284
National Health Investors Inc	NHI UN Equity	55.17	1.200002%	0.228746
Four Corners Property Trust	FCPT UN Equity	28.16	1.200001%	0.448150
Office Properties Income Trust	OPI UN Equity	25.5	1.200001%	0.494898
Highwoods Properties Inc	HIW UN Equity	46.01	1.200001%	0.274286
Ready Capital Corp	RC UN Equity	15.82	1.200001%	0.797718
Arbor Realty Trust Inc	ABR UN Equity	18.39	1.200001%	0.686237
Piedmont Office Realty Trust Inc	PDM UN Equity	18.87	1.200000%	0.668781
Redwood Trust Inc	RWT UN Equity	13.87	1.200000%	0.909870
Universal Health Realty Income	UHT UN Equity	58.52	1.200000%	0.215651
Granite Point Mortgage Trust Inc	GPMT UN Equity	12.49	1.200000%	1.010400
Easterly Government Properties Inc	DEA UN Equity	21.49	1.200000%	0.587245
Postal Realty Trust Inc	PSTL UN Equity	17.51	1.200000%	0.720725
Alpine Income Property Trust Inc	PINE UN Equity	18.15	1.200000%	0.695311
Ladder Capital Corp	LADR UN Equity	12.04	1.200000%	1.048164

Nexpoint Real Estate Finance Inc	NREF UN Equity	21.33	1.200000%	0.591650
Brightspire Capital Inc	BRSP UN Equity	9.7	1.200000%	1.301020
Caretrust REIT Inc	CTRE UW Equity	20.62	1.200000%	0.612022
One Liberty Properties Inc	OLP UN Equity	34.15	1.200000%	0.369543
Franklin Street Properties	FSP UA Equity	5.98	1.200000%	2.110350
Chimera Investment Corp	CIM UN Equity	16.64	1.200000%	0.758407
Invesco Mortgage Capital	IVR UN Equity	3.1	1.200000%	4.070933
Gladstone Commercial Corp	GOOD UW Equity	22.46	1.200000%	0.561883
Sachem Capital Corp	SACH UA Equity	5.83	1.200000%	2.164647
Orchid Island Capital Inc	ORC UN Equity	4.8	1.200000%	2.629144
Two Harbors Investment Corp	TWO UN Equity	6.08	1.200000%	2.075640
MFA Financial Inc	MFA UN Equity	4.51	1.200000%	2.798202
New York Mortgage Trust Inc	NYMT UW Equity	3.94	1.200000%	3.203018
Apollo Commercial Real Estate	ARI UN Equity	14.19	1.200000%	0.889351
AFC Gamma Inc	AFCG UQ Equity	23.42	1.200000%	0.538851
Preferred Apartment Communities Inc	APTS UN Equity	14.15	1.200000%	0.891865
American Finance Trust Inc	AFIN UW Equity	8.35	1.200000%	1.511364
UNITI Group Inc	UNIT UW Equity	13.78	1.200000%	0.915812
Sabra Health Care REIT Inc	SBRA UW Equity	13.99	1.200000%	0.902065
Physicians Realty Trust	DOC UN Equity	18.14	1.200000%	0.695694
Brandywine Realty Trust	BDN UN Equity	14.31	1.200000%	0.881893
Cherry Hill Mortgage Investment Corp	CHMI UN Equity	8.89	1.200000%	1.419560
Broadmark Realty Capital Inc	BRMK UN Equity	9.81	1.200000%	1.286431
KKR Real Estate Finance Trust	KREF UN Equity	21.3	1.200000%	0.592483
Armour Residential REIT Inc	ARR UN Equity	10.08	1.200000%	1.251973
Global Medical REIT Inc	GMRE UN Equity	16.89	1.199999%	0.747181
PennyMac Mortgage Investment	PMT UN Equity	18.47	1.199999%	0.683264
Global Net Lease Inc	GNL UN Equity	14.98	1.199999%	0.842449
Ellington Residential Mortgage	EARN UN Equity	11.43	1.199999%	1.104102
EPR Properties	EPR UN Equity	50.25	1.199999%	0.251142
Industrial Logistics Properties Trust	ILPT UW Equity	22.61	1.199999%	0.558155
Ares Commercial Real Estate Corp	ACRE UN Equity	15.48	1.199999%	0.815238
Getty Realty Corp	GTY UN Equity	32.12	1.199999%	0.392898
LTC Properties Inc	LTC UN Equity	33.52	1.199999%	0.376488
SL Green Realty Corp	SLG UN Equity	74.35	1.199998%	0.169736
Alexanders Inc	ALX UN Equity	270	1.199991%	0.046740
RLJ Lodging Trust 1.95 Conv Pfd Series A	EP0534511 Pfd	28.57	0.333335%	0.122700
Two Harbors Investment Conv Pfd Series B	EP0531699 Pfd	25.38	0.333334%	0.138122
Annaly Capital Pfd Series G	EP0546226 Pfd	25.5	0.333334%	0.137472
NYMT 7 7/8 Perp	EP0579284 Pfd	25.5	0.333334%	0.137472
NRZ 6 3/8 Perp	EP0585836 Pfd	23.15	0.333334%	0.151427
Annaly Capital Pfd Series F	EP0532671 Pfd	25.58	0.333334%	0.137042
ARR 7 Perp	EP0585158 Pfd	25.7	0.333334%	0.136402
MFA 6 1/2 Perp	EP0586586 Pfd	23.9801	0.333334%	0.146185
Ag Mortgage Pfd C Series C	EP057707 Pfd	25.44	0.333334%	0.137796
Invesco Mortgage Capital Pfd Series C	EP0533315 Pfd	25.4	0.333334%	0.138013
AGNC Investment Corp. Series C	EP0533729 Pfd	25.52	0.333334%	0.137364
Chimera Investment Corp Pfd Series B	EP0523977 Pfd	25.69	0.333334%	0.136455
New York Mortgage Trust Conv Pfd Series D	EP0537365 Pfd	26.07	0.333334%	0.134466
Site Centers Corp Deposit 6.375% Pfd A	EP0529362 Pfd	25.43	0.333333%	0.137850
AFIN 7 1/2 Perp	EP0569715 Pfd	26.35	0.333333%	0.133037
Chimera Investment Corp 8 % Pfd Series D	EP0566463 Pfd	25.88	0.333333%	0.135453
Global Net Lease Inc Series A	EP0534842 Pfd	25.8	0.333333%	0.135873
Digitalbridge Group Inc 7.125 % Series H	EP0522300 Pfd	25.05	0.333333%	0.139941

Chimera Investment Corp Pfd Series C IVR 7 3/4	EP0560425 Pfd	25.77	0.333333%	0.136031
Digitalbridge Group Inc Pfd Series I	EP0470468 Pfd	25.3	0.333333%	0.138558
Two Harbors Investment Conv Pfd Series C	EP0529198 Pfd	25.1	0.333332%	0.139662
Annaly Capital Pfd Series I	EP0540906 Pfd	25.1	0.333332%	0.139662
Hersha Hospitality 6 1/2 % Pfd Series D	EP0574129 Pfd	26.28	0.333332%	0.133391
KREF 6 1/2 Perp	EP0508739 Pfd	23.73	0.333332%	0.147725
Hersha Hospitality 6.50% Pfd Series E	KREF 6.5 PERP A	25.81	0.333332%	0.135820
GNL 6 7/8 Perp	EP0518662 Pfd	23.95	0.333332%	0.146368
New Residential Investment Conv Pfd Series B	EP0582072 Pfd	25.9	0.333332%	0.135348
AGNC Investment Corp Series E	EP0575563 Pfd	25.07	0.333332%	0.139829
Digitalbridge Group Pfd Series J	EP0578260 Pfd	25.48	0.333332%	0.137579
	EP0535534 Pfd	25.48	0.333332%	0.137579