

PRESS RELEASE



Hoya Capital High Dividend Yield Index | December 2022 Index Review

Norwalk, Connecticut – November 22, 2022 – Hoya Capital Index Innovations, a leading provider of research-based real estate indexes and research, announced the results of the December 2022 semi-annual index review for the Hoya Capital High Dividend Yield Index. All changes will be effective as of the open on December 2, 2022 with the shares fixed as of the close of trading on November 22, 2022.

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. **Apple Hospitality (APLE)** – Lodging (Dividend Champion)
2. **Hudson Pacific Properties (HPP)** - Office
3. **Services Property Trust (SVC)** –Lodging
4. **Armada Hoffler (AHH)** – Office
5. **CTO Realty (CTO)** – Retail
6. **Healthcare Realty (HR)** – Healthcare
7. **Ares Commercial Real Estate (ARES)** – Commercial Financing
8. **Franklin BSP Realty (BRSP)** – Commercial Financing
9. **Diamondrock 8.25% Series A (DRH-A)** - Preferred
10. **Summit Hotel Properties 6.25% Series E (INN-E)** – Preferred
11. **Rithm Capital 7.00% Series D (RITM-D)** - Preferred

Deletions

1. **Alexandria Real Estate (ARE)** – Healthcare (Dividend Champion)
2. **Franklin Street (FSP)** – Office
3. **Getty Realty (GTY)** – Net Lease
4. **Industrial Logistics Properties (ILPT)** - Industrial
5. **Iron Mountain Inc (IRM)** – Specialty & Other
6. **Urstadt Biddle Properties (UBA)** - Retail
7. **Broadmark Realty Capital (BRMK)** – Commercial Financing
8. **Ellington Residential Mortgage (EARN)** – Residential Financing
9. **Invesco Mortgage 7.75% Series B (IVR-B)** - Preferred

10. **Global Net Lease 6.875% Series B (GNL-B)** – Preferred

11. **Digital Bridge 7.125% Series H (DBRG-H)** - Preferred

About Hoya Capital Real Estate

Hoya Capital Real Estate ("Hoya Capital") is a research-focused Registered 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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Appendix A: High Dividend Yield Index Effective 12.2.2022

Ticker	Name	Property Sector	ID	Category	Weight
CCI	Crown Castle	Infrastructure	CCI US Equity	Dividend Champion	1.50%
SPG	Simon Property	Retail	SPG US Equity	Dividend Champion	1.50%
DLR	Digital Realty	Data Center	DLR US Equity	Dividend Champion	1.50%
EQR	Equity Residential	Residential	EQR US Equity	Dividend Champion	1.50%
EXR	Extra Space Storage	Storage	EXR US Equity	Dividend Champion	1.50%
WPC	W. P. Carey	Industrial	WPC US Equity	Dividend Champion	1.50%
GLPI	Gaming & Leisure Properties	Specialty & Other	GLPI US Equity	Dividend Champion	1.50%
BXP	Boston Properties	Office	BXP US Equity	Dividend Champion	1.50%
NNN	National Retail	Net Lease	NNN US Equity	Dividend Champion	1.50%
APLE	Apple Hospitality	Lodging	APLE US Equity	Dividend Champion	1.50%
NLY	Annaly Capital	Home Financing	NLY US Equity	Large-Cap	1.50%
MPW	Medical Properties	Healthcare	MPW US Equity	Large-Cap	1.50%
HR	Healthcare Realty	Healthcare	HR US Equity	Large-Cap	1.50%
OHI	Omega Healthcare	Healthcare	OHI US Equity	Large-Cap	1.50%

STWD	Starwood Property	Commercial Financing	STWD US Equity	Large-Cap	1.50%
SRC	Spirit Realty	Net Lease	SRC US Equity	Large-Cap	1.50%
AGNC	AGNC Investment	Home Financing	AGNC US Equity	Large-Cap	1.50%
VNO	Vornado Realty	Office	VNO US Equity	Large-Cap	1.50%
BXMT	Blackstone Mortgage	Commercial Financing	BXMT US Equity	Large-Cap	1.50%
RITM	Rithm Capital (New Rez)	Home Financing	RITM US Equity	Large-Cap	1.50%
DOC	Physicians Realty	Healthcare	DOC US Equity	Mid-Cap	1.20%
IIPR	Innovative Industrial	Land & Agriculture	IIPR US Equity	Mid	1.20%
BNL	Broadstone	Net Lease	BNL US Equity	Mid	1.20%
EPR	EPR Properties	Net Lease	EPR US Equity	Mid	1.20%
HIW	Highwoods Properties	Office	HIW US Equity	Mid	1.20%
OUT	Outfront Media	Specialty & Other	OUT US Equity	Mid	1.20%
SBRA	Sabra Healthcare	Healthcare	SBRA US Equity	Mid	1.20%
ABR	Arbor Realty	Commercial Financing	ABR US Equity	Mid	1.20%
SLG	SL Green Realty	Office	SLG US Equity	Mid	1.20%
NHI	National Health Investors	Healthcare	NHI US Equity	Mid	1.20%
CTRE	CareTrust	Healthcare	CTRE US Equity	Mid	1.20%
UNIT	Uniti Group	Infrastructure	UNIT US Equity	Mid	1.20%
ARI	Apollo Commercial	Commercial Financing	ARI US Equity	Mid	1.20%
LTC	LTC Properties	Healthcare	LTC US Equity	Mid	1.20%
HPP	Hudson Pacific	Office	HPP US Equity	Mid	1.20%
CIM	Chimera Investment	Home Financing	CIM US Equity	Mid	1.20%
DEA	Easterly Government	Office	DEA US Equity	Mid	1.20%
RC	Ready Capital	Commercial Financing	RC US Equity	Mid	1.20%
LADR	Ladder Capital	Commercial Financing	LADR US Equity	Mid	1.20%
TWO	Two Harbors	Home Financing	TWO US Equity	Mid	1.20%
GNL	Global Net Lease	Net Lease	GNL US Equity	Mid	1.20%
PMT	PennyMac Mortgage	Home Financing	PMT US Equity	Mid	1.20%
PDM	Piedmont Realty	Office	PDM US Equity	Mid	1.20%
ALX	Alexander's Inc	Office	ALX US Equity	Mid	1.20%
KREF	KKR Real Estate Finance	Commercial Financing	KREF US Equity	Mid	1.20%
SVC	Services Property	Lodging	SVC US Equity	Small	1.20%
FBRT	Franklin BSP (Capstead)	Commercial Financing	FBRT US Equity	Small	1.20%
BDN	Brandywine Realty	Office	BDN US Equity	Small	1.20%
MFA	MFA Financial	Home Financing	MFA US Equity	Small	1.20%
AHH	Armada Hoffler	Office	AHH US Equity	Small	1.20%
NYMT	New York Mortgage	Home Financing	NYMT US Equity	Small	1.20%

BRSP	Brightspire Capital (Colony)	Commercial Financing	BRSP US Equity	Small	1.20%
RTL	Necessity Retail	Net Lease	RTL US Equity	Small	1.20%
ARR	ARMOUR Residential	Home Financing	ARR US Equity	Small	1.20%
GOOD	Gladstone Commercial	Net Lease	GOOD US Equity	Small	1.20%
OPI	Office Properties	Office	OPI US Equity	Small	1.20%
UHT	Universal Health Realty	Healthcare	UHT US Equity	Small	1.20%
ACRE	Ares Commercial	Commercial Financing	ACRE US Equity	Small	1.20%
GMRE	Global Medical REIT	Healthcare	GMRE US Equity	Small	1.20%
TRTX	TPG RE Finance	Commercial Financing	TRTX US Equity	Small	1.20%
OLP	One Liberty	Net Lease	OLP US Equity	Small	1.20%
IVR	Invesco Mortgage	Home Financing	IVR US Equity	Small	1.20%
CIO	City Office REIT	Office	CIO US Equity	Small	1.20%
CTO	CTO Realty Trust	Specialty & Other	CTO US Equity	Small	1.20%
PSTL	Postal Realty	Net Lease	PSTL US Equity	Small	1.20%
ORC	Orchid Island Capital	Home Financing	ORC US Equity	Small	1.20%
AFCG	AFC Gamma	Land & Agriculture	AFCG US Equity	Small	1.20%
GPMT	Granite Point Mortgage	Commercial Financing	GPMT US Equity	Small	1.20%
SACH	Sachem Capital	Commercial Financing	SACH US Equity	Small	1.20%
CHMI	Cherry Hill Mortgage	Home Financing	CHMI US Equity	Small	1.20%
AGNC 0 C	AGNC 9.19014 PERP	Preferred	EP0533729 Pfd	Preferred	0.33%
AGNC 6.5 E	AGNC 6 1/2 PERP	Preferred	EP0578260 Pfd	Preferred	0.33%
ARR 7 C	ARR 7 PERP	Preferred	EP0585158 Pfd	Preferred	0.33%
CIM 7.75 C	CIM 7 3/4 PERP	Preferred	EP0560425 Pfd	Preferred	0.33%
CIM 8 B	CIM 8 PERP	Preferred	EP0523977 Pfd	Preferred	0.33%
CIM 8 D	CIM 8 PERP	Preferred	EP0566463 Pfd	Preferred	0.33%
DBRG 7.125 J	DBRG 7 1/8 PERP	Preferred	EP0535534 Pfd	Preferred	0.33%
DBRG 7.15 I	DBRG 7.15 PERP	Preferred	EP0529198 Pfd	Preferred	0.33%
DRH 8.25	DRH 8 1/4 PERP	Preferred	EP0592212 PFD	Preferred	0.33%
GNL 7.25 A	GNL 7 1/4 PERP	Preferred	EP0534842 Pfd	Preferred	0.33%
HT 6.5 D	HT 6 1/2 PERP	Preferred	EP0508739 Pfd	Preferred	0.33%
INN 6.25 E	INN 6 1/4 PERP	Preferred	EP0539643 PFD	Preferred	0.33%
IVR 7.5 C	IVR 7 1/2 PERP	Preferred	EP0533315 Pfd	Preferred	0.33%
KREF 6.5 A	KREF 6 1/2 PERP	Preferred	48251K209 Pfd	Preferred	0.33%
MFA 6.5 C	MFA 6 1/2 PERP	Preferred	EP0586586 Pfd	Preferred	0.33%
NLY 0 F	NLY 8.66714 PERP	Preferred	EP0532671 Pfd	Preferred	0.33%
NLY 6.5 G	NLY 6 1/2 PERP	Preferred	EP0546226 Pfd	Preferred	0.33%
NLY 6.75 I	NLY 6 3/4 PERP	Preferred	EP0574129 Pfd	Preferred	0.33%
NYMT 7.875 E	NYMT 7 7/8 PERP	Preferred	EP0579284 Pfd	Preferred	0.33%

NYMT 8 D	NYMT 8 PERP	Preferred	EP0537365 Pfd	Preferred	0.33%
PMT 6.75 C	PMT 6 3/4 PERP	Preferred	EP059961 Pfd	Preferred	0.33%
PMT 8 B	PMT 8 PERP	Preferred	EP0531053 Pfd	Preferred	0.33%
RITM 6.375 C	RITM 6 3/8 PERP	Preferred	EP0585836 Pfd	Preferred	0.33%
RITM 7 D	RITM 7 PERP	Preferred	EP0599761 PFD	Preferred	0.33%
RITM 7.125 B	RITM 7 1/8 PERP	Preferred	EP0575563 Pfd	Preferred	0.33%
RLJ 1.95 A	RLJ 1.95 PERP	Preferred	EP0534511 Pfd	Preferred	0.33%
RTL 7.5 A	RTL 7 1/2 PERP	Preferred	EP0569715 Pfd	Preferred	0.33%
SITC 6.375 A	SITC 6 3/8 PERP	Preferred	EP0529362 Pfd	Preferred	0.33%
TWO 7.25 C	TWO 7 1/4 PERP	Preferred	EP0540906 Pfd	Preferred	0.33%
TWO 7.625 B	TWO 7 5/8 PERP	Preferred	EP0531699 Pfd	Preferred	0.33%