

UPDATED HEDGEYE REITS POSITION MONITOR

ACTIVE LONG IDEAS									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	Impl. Net Eff. Cap Rate	3M ADV (\$Mn)	Short Int. % of Float	TSR Since. Add	Delta vs. XLRE	Tail
FR	First Industrial	46.04	6,260	4.83%	56.3	1.6%	(10.6%)	-288 bps	x
EXR	Extra Space Storage Inc.	133.83	29,699	4.98%	152.3	2.0%	3.9%	577 bps	x
PLD	Prologis	103.35	98,051	4.75%	361.6	1.2%	(17.2%)	-1565 bps	x
EGP	EastGroup Properties	155.74	7,493	4.62%	45.3	1.9%	(13.4%)	-621 bps	x
VTR	Ventas	43.36	17,597	5.43%	104.4	2.0%	0.4%	1139 bps	x
AVB	AvalonBay Communities	191.32	27,322	5.03%	150.3	1.4%	0.6%	-710 bps	x
PSA	Public Storage	258.68	45,708	5.07%	180.9	2.1%	(5.4%)	-546 bps	x
UHAL	U-Haul Holding Company	64.97	12,739	6.79%	5.5	23.3%	(2.7%)	377 bps	x
AMH	AMH	35.76	14,920	4.64%	127.0	4.1%	(1.6%)	26 bps	x
AHR	American Healthcare REIT	13.69	1,735	6.00%	15.3	-	2.2%	889 bps	x
NSA	National Storage Affiliates	35.17	5,083	7.19%	28.3	6.8%	(19.0%)	-1447 bps	x

PASSIVE LONG IDEAS (BENCH)									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	Impl. Net Eff. Cap Rate	3M ADV (\$Mn)	Short Int. % of Float	TSR Since. Add	Delta vs. XLRE	Tail
STAG	STAG Industrial	34.54	6,427	5.31%	38.9	3.3%	-	-	x
UDR	UDR, Inc.	37.97	13,527	5.04%	108.1	1.8%	-	-	x
OHI	Omega	30.90	7,802	7.25%	54.3	5.5%	-	-	x
PECO	Phillips Edison & Company	32.93	4,473	5.41%	20.6	2.8%	-	-	x
EPRT	Essential Properties Trust	25.73	4,399	6.06%	35.1	4.4%	-	-	x
ESS	Essex Property Trust	247.21	16,426	4.95%	96.4	2.4%	-	-	x
EQR	Equity Residential	64.88	25,347	4.74%	133.3	1.5%	-	-	x
WY	Weyerhaeuser Company	31.46	23,203	5.14%	106.8	1.0%	-	-	x
IJT	InvenTrust Properties Corp.	25.28	1,714	5.18%	8.6	2.4%	-	-	x
IRT	Independence Realty	15.66	3,612	5.66%	35.3	3.3%	-	-	x
ELS	Equity Lifestyle Property	60.75	11,883	4.11%	79.1	2.0%	-	-	x

MOVED TO "DMZ" (NEUTRAL)									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	Impl. Net Eff. Cap Rate	3M ADV (\$Mn)	Short Int. % of Float	TSR Since. Add	Delta vs. XLRE	Tail
KW	Kennedy-Wilson	8.46	1,184	-	11.9	6.6%	49.4%	5275 bps	--
NNN	National Retail Properties	41.03	7,487	6.63%	56.6	1.9%	(4.5%)	1659 bps	x

Last Updated: 4/26/24

POSITION MONITOR DISCLAIMER:

Hedgeye's "bench" represents Hedgeye's outlook on companies currently under Hedgeye's review, or for which timing is not right for greater coverage. Hedgeye may or may not provide further commentary on any or all companies represented on the bench and representation of a company on the bench does not forecast whether Hedgeye will or will not issue any additional material on that company.

PERFORMANCE DISCLAIMER:

Share price reflects the price at the time of publication. If a price is not available (non-trading hours) at the time of publication, the next available price is used. All market data comes from FactSet.

Short Int. % of Float is calculated by Short Int. % of Float = (number of shorted shares)/(number of shares available to trade).

TSR Since. Add is calculated by TSR = ((current price - purchase price) + dividends)/purchase price for ACTIVE LONG IDEAS since date of addition, and by TSR = ((purchase price - current price) - dividends)/current price for ACTIVE SHORT IDEAS since date of addition.

Delta vs. XLRE is calculated by the TSR for each idea versus the XLRE benchmark. Open research idea positions rely on closing price of the stock on the Last Updated date as shown above.

The Real Estate Select Sector SPDR Fund ("XLRE") is an exchange-traded fund comprised of real estate management and development and real estate investment trusts ("REITs"), excluding mortgage REITs, listed on the S&P 500 index. Benchmark performance is an approximation based on publicly available price information available to Hedgeye.

ACTIVE SHORT IDEAS									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	Impl. Net Eff. Cap Rate	3M ADV (\$Mn)	Short Int. % of Float	TSR Since. Add	Delta vs. XLRE	Tail
PSEC	Prospect Capital Corp.	5.24	2,163	-	10.9	7.2%	5.9%	812 bps	x
ABR	Arbor Realty Trust	12.54	2,439	-	57.4	42.8%	22.4%	1817 bps	x
MPW	Medical Properties Trust	4.56	2,731	5.98%	86.7	37.3%	77.5%	4838 bps	x
REXR	Rexford Industrial	43.00	9,694	4.15%	92.1	7.4%	20.0%	1725 bps	x
IRM	Iron Mountain	77.26	22,718	-	107.5	3.4%	(21.8%)	-2089 bps	x
SLG	SL Green	50.88	3,522	5.58%	64.7	22.4%	(33.3%)	-3760 bps	x

PASSIVE SHORT IDEAS (BENCH)									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	Impl. Net Eff. Cap Rate	3M ADV (\$Mn)	Short Int. % of Float	TSR Since. Add	Delta vs. XLRE	Tail
SKT	Tanger Factory Outlets	28.67	3,119	4.13%	22.2	3.9%	-	-	--
FRT	Federal Realty	102.57	8,555	4.97%	64.1	2.3%	-	-	--
NXRT	NexPoint Residential	32.85	867	5.73%	5.4	1.9%	-	-	--
ARE	Alexandria	117.30	20,165	6.44%	117.9	2.5%	-	-	--
ESRT	Empire State Realty Trust	9.12	2,471	5.76%	9.6	6.1%	(14.5%)	-1085 bps	x
INVH	Invitation Homes	34.48	21,234	4.56%	105.6	1.8%	10.8%	300 bps	--
CPT	Camden Property Trust	98.21	10,833	5.66%	109.8	2.8%	-	-	x
MAA	Mid-America	127.20	15,243	6.22%	103.3	2.2%	-	-	x
KIM	Kimco Realty	18.42	11,462	4.99%	96.9	2.5%	(15.9%)	182 bps	--
DLR	Digital Realty	141.49	43,766	2.46%	286.3	3.2%	(61.8%)	-5484 bps	x
JOE	The St. Joe Company	57.81	3,373	-	10.8	1.1%	(17.0%)	-1724 bps	--
EPR	EPR Properties	41.12	3,098	8.91%	28.0	2.7%	-	-	--

HEDGEYE REITS SENTIMENT SCORE:

Hedgeye REITs Sentiment Score represents a stock's relative rank within its own subsector, calculated by factoring the stock's discount/premium to consensus price target, short interest, sell-side rating, change in relative NTM earnings multiple vs. the S&P500 index over the trailing 90 days and relative performance vs. the S&P 500 over the trailing 90 days. A Sentiment Score of 1 represents Lower Sentiment indicated by a larger discount to price target, higher short interest, more negative sell-side rating, a smaller change in relative NTM multiple and relative underperformance. A Sentiment Score of 6 represents Higher Sentiment.

- Added AHR, VTR & UHAL to Active Long list
- Added ESS to the Long Bench
- Removed ESRT, KIM, DLR, INVH, KW & now JOE from Active Short list
- Added CPT, MAA & EPR to Short Bench
- Favorite Longs are FR, EXR, PLD, EGP, AVB, AMH & PSA
- Favorite Shorts are PSEC, ABR, MPW, IRM, REXR & SLG
- "Active" refers to higher-conviction ideas.
- Updated 4.26.24