

# 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
SBAC	SBA Communications	221.70	24,268	4.94%	170.3	1.2%	(7.7%)	-578 bps	x
ADC	Agree Realty Corporation	64.19	5,788	6.48%	45.2	4.4%	(6.0%)	-327 bps	x
NNN	National Retail Properties	41.71	7,595	7.60%	40.4	2.0%	(3.9%)	2356 bps	x
O	Realty Income	58.44	39,447	6.17%	209.6	3.8%	(7.3%)	-424 bps	x
CTRE	CareTrust REIT	18.40	1,832	7.20%	10.0	4.7%	(2.7%)	1248 bps	x
IRM	Iron Mountain	53.71	15,700	-	66.1	4.4%	1.6%	1109 bps	--
STAG	STAG Industrial	33.84	6,213	5.10%	65.1	6.9%	22.2%	1875 bps	x
DOC	Physicians Realty Trust	13.50	3,371	6.38%	24.9	3.5%	(13.1%)	-25 bps	x
NSA	National Storage Affiliates	36.35	5,615	6.39%	25.8	2.8%	(15.1%)	-1027 bps	x
EQC	Equity Commonwealth	20.57	2,299	6.61%	24.0	2.6%	(1.2%)	454 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			Tail
EQIX	Equinix, Inc.	707.26	65,634	3.82%	283.3	1.6%			x
WPC	W. P. Carey Inc.	67.29	14,393	6.38%	68.4	2.8%			x
UDR	UDR, Inc.	39.00	13,793	5.70%	88.9	1.7%			x
AMT	American Tower	182.56	85,073	5.14%	358.9	0.9%			x
HR	Healthcare Realty	18.05	6,947	5.96%	52.5	3.5%			x
EQR	Equity Residential	59.47	23,132	4.94%	100.7	1.6%			x
DEI	Douglas Emmett, Inc	11.17	2,331	11.05%	35.2	10.4%			--
PLYM	Plymouth Industrial REIT	21.31	924	5.71%	3.7	1.9%			x
JBGs	JBG Smith	13.90	1,794	6.28%	32.4	7.0%			--
AAT	American Assets Trust	18.85	1,450	7.93%	11.7	4.7%			--
KRC	Kilroy Realty	26.41	3,117	10.13%	36.7	5.6%			--

MOVED TO "DMZ" (NEUTRAL)									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	Impl. Net Eff. Cap Rate	3M ADV (\$Bn)	Short Int. % of Float	TSR Since. Add	Delta vs. XLRE	Tail
OFC	Corporate Office Prop. Trust	22.06	2,523	5.59%	17.3	2.5%	(15.0%)	289 bps	--

Last Updated: 5/26/23

**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
MPW	Medical Properties Trust	7.69	4,601	6.58%	120.9	19.0%	62.0%	3169 bps	x
ABR	Arbor Realty Trust	12.24	2,381		56.3	19.2%	(9.4%)	-1502 bps	x
DLR	Digital Realty	92.22	27,459	5.42%	242.2	5.6%	(1.6%)	-416 bps	--
SLG	SL Green Realty	21.53	1,477	5.32%	72.4	27.1%	43.6%	3995 bps	x
JOE	The St. Joe Company	45.92	2,679		7.1	2.6%	1.5%	-1033 bps	x
COLD	Americold Realty Trust	28.97	8,474	4.07%	43.4	0.9%	3.4%	-577 bps	x
BXP	Boston Properties	47.60	8,328	5.85%	90.7	5.5%	-	0 bps	--
UHAL	U-Haul Holding Company	62.57	12,269	-	12.7	22.4%	(5.8%)	-2577 bps	x
IRT	Independence Realty	16.66	3,840	5.78%	30.4	3.6%	12.7%	59 bps	x
INVH	Invitation Homes	32.90	20,223	4.41%	97.0	2.4%	15.9%	-272 bps	x
AMH	AMH	33.15	13,719	5.17%	79.8	2.7%	0.6%	-1088 bps	--

PASSIVE SHORT IDEAS (BENCH)									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	Impl. Net Eff. Cap Rate	3M ADV (\$Mn)	Short Int. % of Float			Tail
HPP	Hudson Pacific Properties	4.43	641	10.38%	17.4	13.9%			x
BXP	Boston Properties	47.60	8,328	5.85%	90.7	5.5%			x
ONL	Orion Office REIT	5.43	308	14.17%	3.6	5.3%			x
ESRT	Empire State Realty Trust	5.90	1,599	9.35%	8.7	12.6%			x
ARE	Alexandria Real Estate	111.22	18,991	6.64%	133.3	1.6%			--
CUZ	Cousins Properties	19.78	3,001	7.94%	37.5	3.5%			--
EPR	EPR Properties	41.28	3,107	8.38%	21.2	3.8%			--
HIW	Highwoods	20.26	583	8.39%	26.0	2.3%			--
OHI	Omega	28.10	6,778	6.99%	55.0	9.5%			--

**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 DLR & BXP to Active **Short** list
- Removed OFC from Active **Long** list
- Added OHI to **Short** Bench and KRC to **Long** Bench
- Favorite **Shorts** are MPW, ABR, DLR, SLG, JOE, COLD & UHAL
- Favorite **Longs** are SBAC, ADC, NNN, CTRE, STAG, DOC & NSA
- Favorite TAIL **Long** is SBAC
- Write on names only where we feel we have an edge or a non-consensus view
- Minimal maintenance research
- Updated 5.26.23