

MSCI US REIT Custom Capped Index (USD)

The MSCI US REIT Custom Capped Index is designed to measure the performance of the large, mid and small-cap segments of the US equity Real Estate Investment Trusts (REITs) market. The MSCI US REIT Custom Capped Index uses a variation of MSCI 25/50 Indexes methodology, where the weight of any single group entity will be constrained at 22.5% of the Index weight, and the sum of the weights of all group entities representing more than 4.75% weight will be constrained at 24% of the Index weight. All the securities are classified under the Equity REITs Industry (under the Real Estate Sector) according to the Global Industry Classification Standard (GICS®), have core real estate exposure (i.e., only selected Specialized REITs are eligible) and carry REIT tax status.

For a complete description of the index methodology, please see [Index methodology - MSCI](#).

CUMULATIVE INDEX PERFORMANCE – GROSS RETURNS (USD) (APR 2011 – APR 2026)



ANNUAL PERFORMANCE (%)

Year	MSCI US REIT Custom Capped	MSCI US REIT
2025	1.97	2.95
2024	8.53	8.75
2023	13.88	13.74
2022	-24.51	-24.51
2021	43.06	43.06
2020	-7.57	-7.57
2019	25.84	25.84
2018	-4.57	-4.57
2017	5.07	5.07
2016	8.60	8.60
2015	2.52	2.52
2014	30.38	30.38
2013	2.47	2.47
2012	17.78	17.77

INDEX PERFORMANCE – GROSS RETURNS (%) (APR 30, 2026)

	1 Mo	3 Mo	1 Yr	YTD	ANNUALIZED				Since Nov 30, 2005
					3 Yr	5 Yr	10 Yr	Since Nov 30, 2005	
MSCI US REIT Custom Capped	8.98	10.16	17.88	13.40	11.33	5.60	6.54	7.00	
MSCI US REIT	9.02	10.89	19.53	14.30	12.01	5.99	6.73	7.07	

FUNDAMENTALS (APR 30, 2026)

Div Yld (%)	P/E	P/E Fwd	P/BV
3.79	45.75	40.13	2.31
3.65	45.22	40.11	2.46

INDEX RISK AND RETURN CHARACTERISTICS (APR 30, 2026)

	Turnover (%) ¹	ANNUALIZED STD DEV (%) ²			SHARPE RATIO ^{2,3}			Since Nov 30, 2005	MAXIMUM DRAWDOWN	
		3 Yr	5 Yr	10 Yr	3 Yr	5 Yr	10 Yr		(%)	Period YYYY-MM-DD
MSCI US REIT Custom Capped	6.72	16.73	18.79	17.89	0.44	0.20	0.31	0.33	73.96	2007-02-07–2009-03-06
MSCI US REIT	2.57	16.74	18.80	17.89	0.48	0.22	0.32	0.34	73.99	2007-02-07–2009-03-06

¹ Last 12 months

² Based on monthly gross returns data

³ Based on NY FED Overnight SOFR from Sep 1 2021 & on ICE LIBOR 1M prior that date

MSCI US REIT Custom Capped Index (USD)

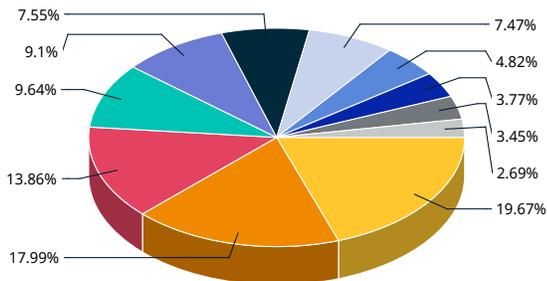
INDEX CHARACTERISTICS

MSCI US REIT Custom Capped	
Number of Constituents	106
Mkt Cap (USD Millions)	
Index	1,306,945.17
Largest	143,020.58
Smallest	661.16
Average	12,329.67
Median	4,965.17

TOP 10 CONSTITUENTS

	Float Adj Mkt Cap (USD Billions)	Index Wt. (%)
WELLTOWER INC	143.02	10.94
PROLOGIS	126.87	9.71
DIGITAL REALTY TRUST	60.50	4.63
SIMON PROPERTY GROUP	58.49	4.48
EQUINIX	58.39	4.47
REALTY INCOME CORP	55.27	4.23
PUBLIC STORAGE	49.84	3.81
VENTAS	40.01	3.06
IRON MOUNTAIN	39.57	3.03
VICI PROPERTIES	32.67	2.50
Total	664.63	50.85

SUB-INDUSTRY WEIGHTS



- Health Care REITs 19.67%
- Retail REITs 17.99%
- Industrial REITs 13.86%
- Multi-Family Residential REITs 9.64%
- Data Center REITs 9.1%
- Self-Storage REITs 7.55%
- Other Specialized REITs 7.47%
- Single-Family Residential REITs 4.82%
- Office REITs 3.77%
- Hotel & Resort REITs 3.45%
- Diversified REITs 2.69%

The MSCI US REIT Custom Capped Index was launched on Sep 30, 2020. Data prior to the launch date is back-tested test (i.e. calculations of how the index might have performed over that time period had the index existed). There are frequently material differences between back-tested performance and actual results. Past performance – whether actual or back-tested – is no indication or guarantee of future performance.

ABOUT MSCI

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