

ICF

iShares Cohen & Steers REIT ETF

Analyst Report

This ETF offers exposure to the REITs sector of the U.S. equity market, an asset class that has been recently overlooked by many investors following the unprecedented housing crisis. ICF follows the Cohen & Steers Realty Majors Index, which has just over 30 holdings diversified primarily across mid and large-cap equities. Real estate has historically been embraced because of its ability to deliver excess returns during bull markets and low correlation with traditional stock and bond investments. REITs might appeal to investors seeking current income, as these trusts must distribute at least 90% of their income to investors, and offer an efficient way for investors to gain indirect exposure to real estate prices (as opposed to direct exposure gained through ownership of a residential property). IYR is a viable alternative with more broad-based exposure that comes at a steeper price, while FRL boasts the lowest expense fee in this category.

ESG Themes and Scores

6.25/10

ESG Rate

44.96%

Global Percentile

93.71%

Peer Percentile

Performance Data

	ICF	ETF Database Category Average	Factset Segment Average
1 Month	10.19%	8.30%	7.40%
3 Month	1.63%	0.08%	0.49%
YTD Return	-1.00%	-0.49%	0.22%
1 Year Return	-3.94%	-3.67%	-2.56%
3 Year Return	1.84%	0.89%	1.63%
5 Year Return	3.35%	0.96%	1.04%

Top 5 Holdings

Symbol	Holding	% Assets
PLD	Prologis, Inc.	8.14%
AMT	American Tower Corporation	8.11%
EQIX	Equinix, Inc.	8.01%
WELL	Welltower Inc.	6.61%
CCI	Crown Castle Inc.	6.02%

Vitals

Issuer	BlackRock Financial Management
Brand	iShares
Structure	ETF
Expense Ratio	0.33%
Inception	Jan 29, 2001
Index Tracked	S&P Cohen & Steers US Realty Majors Portfolio Index

ETF Database Themes

Category	Real Estate
Asset Class	Real Estate
Asset Class Size	Multi-Cap
Asset Class Style	Blend
Region (General)	North America
Region (Specific)	U.S.

FactSet Classifications

Segment	Equity: U.S. REITs
Category	Sector
Focus	Real Estate
Niche	REITs
Strategy	Fundamental
Weighting Scheme	Market Cap

