AREA
Harbor AlphaEdge Next Generation REITs ETF

Fund Description

AREA tracks an index that targets non-traditional US-listed REITs. The fund employs a proprietary model and optimizer that uses fundamental and technical factors in selecting and weighting securities.

FactSet Analyst Report

The security is being delisted. The last day of trading on an exchange is February 19, 2026. AREA targetsNext Generation REITs through a proprietary rules-based methodology. Instead of traditional office, multi-family, retail, and industrial REITs, the fund favors non-traditional REITs (e.g., data center, gaming, healthcare & life sciences, hotel & motel, manufactured homes, and self-storage). From an index universe of 3,000 US-listed securities, the fund relies on FactSets RBICS sub-industry classification in filtering Next-Gen REITs. Each qualified company is scored across five factor composites (capital deployment, momentum, quality, risk, and valuation) for a combined stock selection score based on prevailing business cycle regimes. The index provider then selects and weights securities using an optimizer that measures the risk-adjusted returns of the portfolio against a benchmark with similar holdings. The fund holds between 35 and 70 REITs, subject to certain capping limits. The index is reconstituted and rebalanced monthly.