

IRET

iREIT - MarketVector Quality REIT Index ETF

Fund Description

IRET tracks a tiered-weighted index comprised of high-quality and high-value US REITs, along with up to 4 preferred REIT stocks. The portfolio is diversified across sectors and predominantly allocated towards high-quality REITs, selected based on fundamental research.

FactSet Analyst Report

IRET maintains a sector-diversified portfolio of US REITs while considering both quality and value potential. Initially, the index takes 80 candidates across ten sectors: healthcare, hotel, net lease, retail, diversified, technology, residential, self-storage, industrial, and office. Selection relies on fundamental analysis, incorporating financial and operational metrics to evaluate quality and value. Eligible securities for inclusion are limited to 24 for high quality, 12 for high value, and 4 for preferred stocks. The number of REITs in each sector is capped based on the sector's projected AFFO growth, with varying limits for fast-, medium-, and slow-growth sectors. While preferred stocks yielding above a specified benchmark are considered, priority is given to those with superior yield differentials. The fund equally weighs each security within its category, with a bias towards higher-quality REITs, which comprise 75% of the portfolio. The index is rebalanced quarterly.



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