

PPTY

US Diversified Real Estate ETF

Fund Description

PPTY tracks an index of fundamentally-selected and -weighted US-listed equities that derive income from the ownership or management of real estate.

FactSet Analyst Report

PPTY provides a different approach to real estate exposure. By design, the fund seeks diversification by property type and location, while favoring companies that use leverage prudently. Externally managed companies are excluded, as are those with few public shares available. The index targets the largest metropolitan areas in the US by population and productivity, skewing towards the larger metro areas. Within each area, the index assigns fixed weights to eleven different property types: residential (19%), office (17.5%), industrial (14.5%), retail (14.5%), hotel (7.5%), health care (7.5%), data center (7.5%), diversified (7.5%), self-storage (2%), manufactured home (2%), and student housing (0.5%). The index reduces allocations proportionally to any company that exceeds its leverage target, which is established by property type. The Index is reconstituted and rebalanced semi-annually. Prior to Sep. 7, 2021, the fund was traded under the name PPTY-U.S. Diversified Real Estate ETF.

