

# Principal Global Real Estate Securities

31 March 2025

## Strategy description

Our strategy strives to deliver consistent and attractive risk-adjusted excess total returns, on a gross basis, over the long term. We focus on constructing benchmark-differentiated portfolios with our sources of potential alpha broadly diversified. We invest in listed equity of REITs, REOCs, and other real estate companies that own income-producing property, develop real estate assets or perform other property related activities in global markets.

## Strategy facts

**Manager:** Principal Real Estate

**Inception:** 01 February 2007

**Index:** FTSE EPRA/NAREIT Developed NTR Index

**Available vehicles<sup>1</sup>:** CIT, IMA, U.S. Mutual Fund

**Targeted number of holdings<sup>2</sup>:** 85-95

**Expected turnover<sup>2</sup>:** <100%

## Key differentiators

- **Consistent and stable leadership.** Kelly Rush founded our REIT capabilities over 20 years ago and all three global PMs have led the global REIT strategy since its inception.
- **Global platform of resources.** We are a top-10 global real estate manager with capabilities across private and public equity and debt<sup>3</sup>.
- **Thoughtful portfolio construction.** A process that strives to deliver consistent excess returns by capturing frequent and diversified mispricing opportunities.

## Portfolio management

**Kelly D. Rush, CFA**

41 years' experience

**Anthony Kenkel, CFA, FRM**

28 years' experience

**Simon Hedger**

47 years' experience

## Investment philosophy

We believe that reliable and consistent alpha generation can be achieved through skill, rigorous fundamental analysis, and an emphasis on diversified, bottom-up stock selection that favors higher quality companies.

## Composite performance (%)

	3M	1YR	3YR	5YR	10YR	Performance start 01 February 2007
Principal Global Real Estate Securities (gross)	1.94	5.20	-3.48	6.73	3.73	3.67
Principal Global Real Estate Securities (net)	1.75	4.42	-4.20	5.98	3.10	2.99
FTSE EPRA/NAREIT Developed NTR Index	1.59	3.90	-4.27	6.21	1.99	1.69

## Calendar year returns (%)

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Principal Global Real Estate Securities (gross)	2.39	1.17	15.78	-2.78	25.72	-3.21	24.64	-26.26	11.93	1.64
Principal Global Real Estate Securities (net)	1.85	0.64	15.20	-3.27	25.09	-3.69	23.78	-26.83	11.10	0.88
FTSE EPRA/NAREIT Developed NTR Index	-0.79	4.06	10.36	-5.63	21.91	-9.04	26.09	-25.09	9.68	0.94

Source: Principal Global Investors.

As of March 2025. Investing involves risk, including possible loss of principal. Periods over one year are annualized. Please see disclosures for additional information on performance.

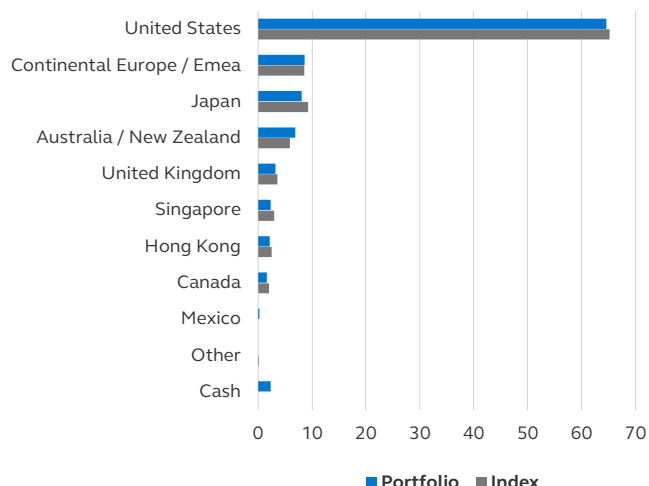
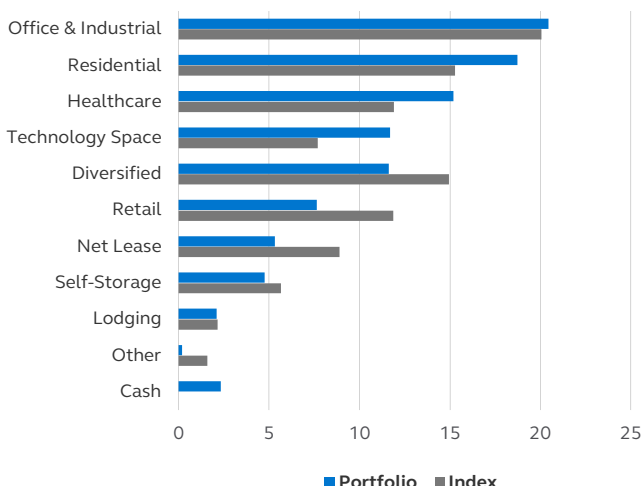
<sup>1</sup>Not all vehicles are available to investors in all jurisdictions.

<sup>2</sup>Investment guidelines are subject to change.

<sup>3</sup>Managers ranked by total worldwide real estate assets (net of leverage, including contributions committed or received, but not yet invested; REOCs are included with equity; REIT securities are excluded), as of 30 June 2024. "The Largest Real Estate Investment Managers," Pensions & Investments, 7 October 2024.

Representative portfolio top 10 holdings (%)<sup>4</sup>

		Location	Sector	Portfolio	Index	Active weight <sup>5</sup>
1	Welltower Inc.	United States	Healthcare	7.0	5.4	1.6
2	Equinix, Inc.	United States	Data centers	5.8	4.5	1.3
3	Prologis, Inc.	United States	Industrial	4.5	5.9	-1.4
4	Ventas, Inc.	United States	Healthcare	4.3	1.6	2.6
5	AvalonBay Communities, Inc.	United States	Apartments	3.8	1.7	2.0
6	Extra Space Storage Inc.	United States	Self-storage	3.6	1.8	1.8
7	Goodman Group	Australia / New Zealand	Industrial	3.1	2.0	1.1
8	VICI Properties Inc	United States	Net lease	3.0	2.0	1.0
9	Invitation Homes, Inc.	United States	Single family rental	2.8	1.2	1.6
10	American Homes 4 Rent	United States	Single family rental	2.6	0.7	1.9

Representative portfolio geographic allocation(%)<sup>4</sup>Representative portfolio sector allocation(%)<sup>4</sup>Representative portfolio characteristics<sup>4,6</sup>

	Portfolio	Index
Dividend Yield Weighted Median	3.4	3.8
Free float market cap	\$31.9B	\$29.4B
Number of holdings	68.0	361.0
Leverage (net debt & preferred/total cap)	29.2%	31.2%
Price/net asset value	94.4%	93.2%
Price/Earnings per share (NTM)	17.9x	17.6x
Dividend growth (NTM)	5.2%	3.7%
Earnings growth (NTM)	4.6%	4.6%
Active share <sup>7</sup>	50.7%	—

Composite risk statistics (gross)<sup>8</sup>

	3YR	5YR
Sharpe ratio	-0.41	0.23
Standard deviation	19.10	17.73
Information ratio	0.49	0.25
Tracking error	1.61	2.08

<sup>4</sup> Source: FactSet. FactSet data is subject to revision over time, which may result in slight differences among data points reported during the same period. Unless otherwise noted, characteristics use weighted median calculation to moderate the distortive effects of reported gains/losses from nonrecurring asset sales and/or mark-to-market IFRS accounting.

<sup>5</sup> Portfolio security weight minus the benchmark security weight.

<sup>6</sup> Yields and yield related characteristics shown are only one component of performance or expected performance and are not and should not be viewed as a statement of the current or future performance of the strategy. See the gross and net performance of the strategy.

<sup>7</sup> A measure of the proportion of stock weights in a manager's portfolio that differ from the index.

<sup>8</sup> Source: Principal Global Investors.

Due to rounding, figures and percentages shown may not add to the total or equal 100%. The index benchmarks are referred to for comparative purposes only and are not necessarily intended to parallel the risk or investment approach of the portfolios included in the composites and the methods of calculating performance of the composite and the index may not be identical.

## Investment process overview

Bottom-up approach focused on stock selection to generate alpha

Fundamental research	Idea generation	Security selection	Portfolio construction
<ul style="list-style-type: none"> <li>Specialized by geography and sector</li> <li>Internal proprietary views</li> <li>Global platform of resources</li> </ul> <p><b>Weekly regional meetings cover company news, macro events, markets, and research activities</b></p>	<ul style="list-style-type: none"> <li>Security analysis of fundamental quality score, relative value, and catalysts</li> <li>Analyst buy/sell recommendations</li> </ul> <p><b>Research, models, and recommendations stored in centralized database and shared with team</b></p>	<ul style="list-style-type: none"> <li>Study investment ideas through team discussions</li> <li>PMs identify best ideas globally</li> </ul> <p><b>Formal analyst presentations and weekly portfolio manager calls</b></p>	<ul style="list-style-type: none"> <li>Combine bottom-up ideas with top down macro views</li> <li>Size positions according to potential return and risk</li> <li>Robust risk and style management</li> </ul> <p><b>Three global portfolio managers collaborate on portfolio decisions</b></p>

Past performance is no guarantee of future results. Investing involves risk, including possible loss of principal. Equity markets are subject to many factors, including economic conditions, government regulations, market sentiment, local and international political events, and environmental and technological issues that may impact return and volatility. Real estate investment options are subject to risks associated with credit, liquidity, interest rate fluctuation, adverse general and local economic conditions, and decreases in real estate values and occupancy rates. International and global investing involves greater risks such as currency fluctuations, political/social instability and differing accounting standards.

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All figures shown in this document are in US dollars unless otherwise noted. Indices are unmanaged and do not take into account fees, expenses and transaction costs are not available for direct investment.

FTSE EPRA/NAREIT Developed NTR Index covers both the FTSE EPRA/NAREIT Equity REITs Index and the FTSE EPRA/NAREIT Developed ex-U.S. Index. Designed to track the performance of listed real estate companies and REITs worldwide, the series acts as a performance measure of the overall market. In reports issued prior to 10 January 2014, the FTSE EPRA/NAREIT Developed Real Estate GTR Index was used for all time periods. The benchmark was changed to be more representative of the composite strategy. Information regarding the comparison to both versions of the FTSE EPRA/NAREIT Developed Index is available upon request.

Composite performance results are based on fully discretionary accounts under management, including those accounts no longer with the firm. Gross performance shown does not reflect the deduction of investment management fees and certain transaction costs, which will reduce portfolio performance. Net performance results reflect a reduction for investment advisory fees based on the firm's applicable asset management fee schedule. Effective March 2021, composite net performance is calculated using the highest applicable fee as shown in the composite fee schedule. Prior to March 2021, composite net returns were derived based the aggregation of underlying portfolios net returns that were either calculated by applying actual client fees for non-affiliated clients or a model tiered fee schedule for affiliated clients, unless otherwise noted. Composite net returns after January 1, 2011, are inclusive of performance-based fees (where applicable). Performance-based fees are accounted for on a cash basis. Prior to January 2003 certain commingled funds which returns may be utilized in a Composite's performance track record had net returns that reflected a deduction for administrative fees in addition to direct trading expenses and investment management fees. Therefore, the average fees will be higher during these time periods.

Each portfolio included in the composite is managed according to its own individual investment restrictions and limitations and therefore their characteristics may vary from those of the Representative Portfolio shown. Portfolio performance, characteristics and volatility may differ from the benchmark shown. Holdings and weightings are subject to change daily.

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