Real Estate SMA

06.30.2026

STERLING CAPITAL

Insight Equity Group
- Portfolio Manager:
  - Andrew DiZio, CFA®

Investment Philosophy
- We believe that real estate assets are an important part of a diversified portfolio and can provide an attractive combination capital appreciation and current income
- We view real estate securities as offering investors a cost-effective, liquid way to participate in the asset class
- We aim to add value primarily through positive stock selection within each property type subsector
- Our long-term perspective values companies with multi-year catalysts and typically produces low portfolio turnover

Investment Process
- Disciplined "Relative Value" approach
- Quantitative Analysis: compare REITs to their property subsector peers on the basis of valuation, cash flow growth, and financial leverage
- Qualitative Analysis: identify those REITs which offer the most attractive relative value and possess a catalyst to drive earnings and valuation

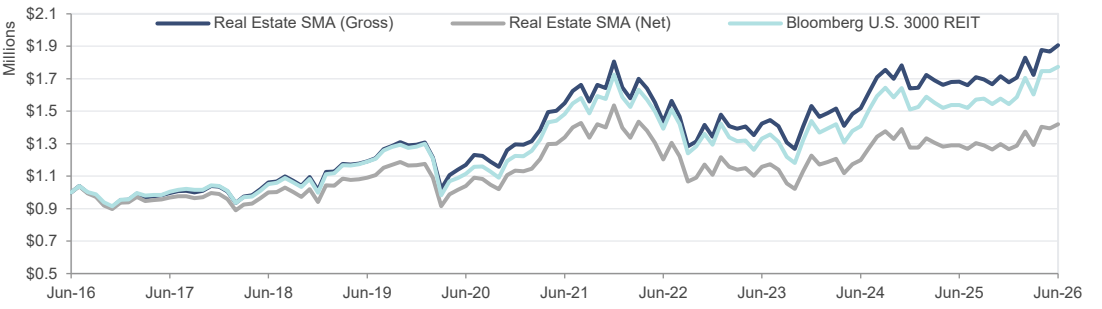
Portfolio Structure
- Real estate, total return focus
- Relative value process; value added primarily through stock selection
- High active share portfolio

Performance	QTR	YTD	1Y	3Y	5Y	10Y
Real Estate SMA (Gross)	10.66%	13.66%	13.39%	10.21%	4.22%	6.67%
Real Estate SMA (Net)	9.87%	12.02%	10.11%	7.02%	1.18%	3.56%
Bloomberg U.S. 3000 REIT	10.68%	14.87%	15.32%	10.05%	3.65%	5.90%

Portfolio Characteristics	Portfolio	Index
Wtd. Avg. Market Cap	$38.7B	$57.3B
Wtd. Med. Market Cap	$13.0B	$37.6B
Wtd. Avg. P/FFO	18.74x	19.49x
Wtd. Avg. P/ReNAV	1.13x	1.17x
Wtd. Avg. Dividend Yield	3.70%	3.88%
Number of Holdings	34	136
Turnover[2]	13.86%	---

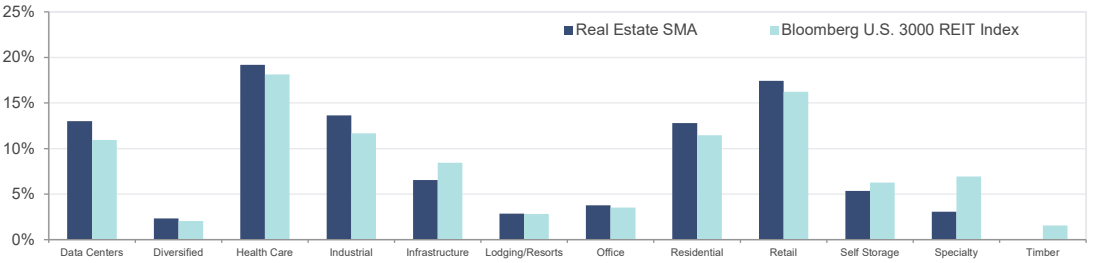
Risk Statistics[3] vs. Bloomberg U.S. 3000 REIT	
(Gross of Fees, Trailing 10 Years)	
Up Market Capture	99.66%
Down Market Capture	96.99%
Std. Deviation (Portfolio)	16.92%
Std. Deviation (Index)	17.35%
Annualized Alpha	0.87%
Beta	0.97
Tracking Error	2.06
R-Squared	98.63%
Information Ratio	0.37

Growth of $1 Million (Gross & Net of Fees, Trailing Ten Years)[1,4]



Top Ten Equity Holdings[5]	
Digital Realty Trust, Inc.	7.25%
American Tower Corporation	6.37%
Ventas, Inc.	5.57%
Equinix, Inc.	5.40%
Welltower Inc.	5.16%
EastGroup Properties, Inc.	4.01%
Prologis, Inc.	3.81%
UDR, Inc.	3.71%
Tanger Inc.	3.43%
Kite Realty Group Trust	3.41%
Total % of Portfolio	**48.13%**

Sector Allocation[5]



[1]The performance inception date is 12.31.2001. Performance results prior to 08.01.2015 are considered "predecessor performance" and were achieved by the investment team when they were part of the Stratton Management Company. Performance is preliminary and is annualized for periods longer than one year. Net of fees performance returns are preliminary and are presented net of the investment management fees and trading expenses. Gross of fees performance returns reflect the deduction of trading costs: a client's return will be reduced by the management fees and other expenses it may incur. Investment management fees are described in SCM's Form ADV 2A. Performance reflects the reinvestment of interest income and dividends and realized capital gains. The performance presented represents past performance and is no guarantee of future results. Performance is compared to an index: however, the volatility of an index varies greatly and investments cannot be made directly in an index. Market conditions vary from year to year and can result in a decline in market value due to material market or economic conditions. Please refer to the attached GIPS Composite Report for additional disclosures. Net returns are calculated by deducting the highest applicable wrap fee of 3.00% annually from the gross composite return. The benchmark is the Bloomberg U.S. 3000 REIT Index. [2]Turnover is for the last 12 months. [3]Risk statistics are based on monthly returns for the trailing ten-year period. Risk statistics are calculated using the gross performance of the strategy composite. [4]The Growth of $1 Million chart depicts a hypothetical investment based upon actual returns of the composite since inception. [5]Specific securities identified and described do not represent all of the securities purchased, sold or recommended to clients. There are no assurances that securities identified will be profitable investments. The securities described are neither a recommendation nor a solicitation. The **Bloomberg U.S. 3000 REIT Index** is a float market-capitalization-weighted index that provides exposure to companies classified as per the Bloomberg Industry Classification System (BICS) with a level 3 sub-industry of REIT. The **Chartered Financial Analyst®** (CFA) charter is a graduate-level investment credential awarded by CFA Institute — the largest global association of investment professionals. To earn the CFA charter, candidates must: 1) pass three sequential, six-hour examinations; 2) have at least four years of qualified professional investment experience; 3) join CFA Institute as members; and 4) commit to abide by, and annually reaffirm, their adherence to the CFA Institute Code of Ethics and Standards of Professional Conduct. Sources: FactSet; Bloomberg L.P.; eVestment Analytics; Sterling Capital Management Analytics.

Sterling Capital Real Estate SMA

	Total Gross Return	Total Net Return	Benchmark Return	3Y Composite Std. Dev. (Gross)	3Y Benchmark Std. Dev.	Composite Dispersion	Number of Portfolios	Composite AUM (MM)	Total Firm AUM (MM)
2025	2.22%	-0.76%	2.23%	15.86%	16.68%	Not Calculable	1	$62	$69,234
2024	7.16%	4.04%	4.93%	21.05%	21.21%	Not Calculable	1	$69	$66,160
2023	13.94%	10.65%	11.31%	21.14%	21.12%	Not Calculable	1	$70	$66,746
2022	-25.56%	-27.79%	-25.08%	21.87%	22.25%	Not Calculable	1	$74	$62,842
2021	39.30%	35.34%	41.02%	17.22%	18.35%	Not Calculable	1	$111	$75,309
2020	0.14%	-2.79%	-4.60%	17.09%	18.24%	Not Calculable	1	$92	$70,108
2019	27.75%	24.10%	28.64%	11.41%	11.54%	Not Calculable	1	$105	$58,191
2018	-2.10%	-4.96%	-4.08%	12.89%	12.81%	Not Calculable	1	$84	$56,889
2017	8.70%	5.54%	8.86%	12.75%	12.56%	Not Calculable	1	$98	$55,908
2016	9.04%	5.88%	8.59%	14.14%	14.10%	Not Calculable	1	$93	$2,984

Benchmark: Bloomberg U.S. 3000 REIT Index Composite Creation Date: 09.30.2011 Inception Date: 12.31.2001

1. Consists of all discretionary separately managed real estate portfolios managed in the real estate strategy. The strategy seeks total return through investment in real estate securities, which may be equity securities of issuers of any size and debt securities with any maturities. The strategy normally invests at least 80% of assets in securities of real estate and real estate related companies, or in companies which own significant real estate assets at the time of purchase and will include at least 25% in Real Estate Investment Trusts.
2. The material risks of this strategy include, but are not limited to, the following: Market Risk, Management Risk, Market Disruption and Geopolitical Risk, Company Specific Risk, Equity Securities Risk. For a full list of strategy risks, please reference Sterling Capital Management's Form ADV, Part 2A.
3. Sterling Capital Management LLC (SCM) claims compliance with the Global Investment Performance Standards (GIPS®) and has prepared and presented this report in compliance with the GIPS standards. SCM has been independently verified for the periods 01/01/2001-12/31/2024. The verification report(s) is/are available upon request. A firm that claims compliance with the GIPS standards must establish policies and procedures for complying with all the applicable requirements of the GIPS standards. Verification provides assurance on whether the firm's policies and procedures related to composite and pooled fund maintenance, as well as the calculation, presentation, and distribution of performance, have been designed in compliance with the GIPS standards and have been implemented on a firm-wide basis. Verification does not provide assurance on the accuracy of any specific performance report. Benchmark returns are not covered by the report of the independent verifiers. GIPS® is a registered trademark of the CFA Institute. CFA Institute does not endorse or promote this organization, nor does it warrant the accuracy or quality of the content contained herein.
4. SCM is a registered investment advisor with the U.S. Securities & Exchange Commission (SEC). Registration does not imply a certain level of skill or training. SCM manages a variety of equity, fixed income and multi-asset portfolios. Prior to January 2001, SCM was a wholly-owned subsidiary of United Asset Management (UAM). In January 2001, SCM purchased all the assets and business of Sterling Capital Management Company from UAM to become an employee-owned firm. In April 2005, BB&T Corporation (BB&T) purchased a majority equity ownership stake in SCM. In October 2010, the management group of SCM entered into an agreement with BB&T that reduced and restructured management's interest in SCM. Additionally, BB&T Asset Management merged into SCM. In January 2013, CHOICE Asset Management merged into SCM. In August 2015, eight new employees joined SCM via Stratton Management Company following the close of BB&T's purchase of Susquehanna Bancshares. In December 2019, BB&T and SunTrust Banks, Inc. Holding Company merged as equals to form Truist Financial Corporation (Truist). SCM was then a wholly-owned subsidiary of Truist. In August 2020, eight new employees joined SCM via the Investment Advisory Group of SunTrust Advisory Services. In July 2024, Guardian Capital U.S. Asset Management (formerly Guardian Capital LLC), a wholly-owned subsidiary of Guardian Capital Group Limited (Guardian), completed the acquisition of SCM from Truist. In March 2026, Desjardins Group completed its acquisition of Guardian Capital Group Limited. SCM is now an indirect, wholly-owned subsidiary of Desjardins Global Asset Management Inc., which is part of the Desjardins Group.
5. The performance presented represents past performance and is no guarantee of future results. Market and economic conditions vary from year to year and can result in a decline in market value due to material market or economic conditions. Please refer to the slide titled "Performance" for the one-, five-, and ten-year returns of the composite.
6. A complete list of all of SCM's composites and SCM's broad distribution pooled funds and their descriptions is available upon request. Policies for valuing investments, calculating performance, and preparing GIPS Composite Reports are available upon request.
7. Performance reflects reinvested interest income and dividends and realized and unrealized capital gains and losses. Valuations and performance are reported in U.S. dollars. Periodic time-weighted returns are geometrically linked. Returns are not calculated net of non-reclaimable withholding taxes due to immaterial dollar amounts. Effective 1/1/22, composite returns are calculated by weighting the individual portfolio returns using beginning of period market values. From 8/1/15-1/1/22, composite returns were asset weighted using the average capital base method that reflects both beginning market value and cash flows and uses the aggregate method. Prior to 8/1/15 composite returns were calculated by weighting the individual portfolio returns using beginning of period market values. Performance results prior to 8/1/15 are considered "predecessor performance" and were achieved by the Relative Value Team when they were part of the Stratton Management Company.
8. Gross of fees returns are presented before management fees but after all trading costs. Net returns are calculated by deducting the highest applicable wrap fee of 3.00% annually from the gross composite return. Since inception, the composite contains only the pooled vehicle account.
9. The appropriate benchmark is the Bloomberg U.S. 3000 REIT Index. This index is a float market cap-weighted equity benchmark that covers companies classified as REIT per BICS level 3 sub-industry classifications and are of the 3000 most highly capitalized U.S. companies. Prior to 3/31/23, the benchmark was the FTSE NAREIT All Equity REITS Index, which contains all tax-qualified REITs with more than 50% of total assets in qualifying real estate assets other than mortgages secured by real property that also meet minimum size and liquidity criteria.
10. The annual composite dispersion presented is measured by an asset-weighted standard deviation calculation method of all portfolios in the composite for the entire year, and is calculated using gross of fee returns. It is not meaningful when there have been less than six portfolios in composite for entire calendar year. The 3-year annualized standard deviation measures the variability of the composite and benchmark returns over the preceding 36-month period. The composite 3-year standard deviation is calculated using gross of fee returns. It is not required to be presented when a full three years of composite performance is not yet available.