

Tortoise Real Yield® Index

As of most recent rebalance date (3/8/2017)



Company name	Ticker	Security type	Sector	Price (\$)	Index shares	Index market cap ¹ (\$)	Weight (%)	Yield (%)
Acadia Realty Trust	AKR	REIT	Core Real Estate	\$30.25	325.6	9,848.1	0.1	3.4
Agree Realty Corp	ADC	REIT	Core Real Estate	\$46.73	106.7	4,986.8	0.1	4.2
Alexandria Real Estate Equities Inc	ARE	REIT	Core Real Estate	\$115.69	293.6	33,964.0	0.4	2.9
Altisource Residential Corp	RESI	REIT	Diversified Real Estate	\$14.08	1,331.6	18,749.6	0.2	4.3
American Assets Trust Inc	AAT	REIT	Diversified Real Estate	\$41.62	892.2	37,135.1	0.4	2.5
American Campus Communities Inc	ACC	REIT	Core Real Estate	\$47.29	803.8	38,013.5	0.4	3.6
American Homes 4 Rent	AMH	REIT	Core Real Estate	\$22.68	1,387.1	31,459.4	0.3	0.9
American Tower Corp	AMT	REIT	Physical Infrastructure	\$113.24	905.7	102,556.5	1.1	2.2
Antero Midstream Partners LP	AM	MLP	Midstream Infrastructure	\$34.99	1,473.7	51,565.3	0.6	3.2
Apartment Investment & Management Co	AIV	REIT	Core Real Estate	\$44.69	924.3	41,305.0	0.4	3.2
Apollo Investment Corp	AINV	BDC	Direct Private	\$6.46	5,980.4	38,633.1	0.4	9.3
Apple Hospitality REIT Inc	APLE	REIT	Core Real Estate	\$18.84	3,521.8	66,350.2	0.7	6.4
Ares Capital Corp	ARCC	BDC	Direct Private	\$17.71	9,010.3	159,573.1	1.7	8.6
AvalonBay Communities Inc	AVB	REIT	Core Real Estate	\$181.53	776.5	140,956.3	1.5	3.1
Boardwalk Pipeline Partners LP	BWP	MLP	Midstream Infrastructure	\$18.37	2,457.1	45,136.3	0.5	2.2
Boston Properties Inc	BXP	REIT	Core Real Estate	\$134.09	548.7	73,572.5	0.8	2.2
Brandywine Realty Trust	BDN	REIT	Core Real Estate	\$16.12	685.7	11,053.1	0.1	4.0
Brixmor Property Group Inc	BRX	REIT	Core Real Estate	\$21.20	1,201.2	25,464.7	0.3	4.9
Buckeye Partners LP	BPL	MLP	Midstream Infrastructure	\$66.84	2,599.0	173,713.8	1.9	7.4
Camden Property Trust	CPT	REIT	Core Real Estate	\$79.90	531.2	42,441.5	0.5	3.8
Care Capital Properties Inc	CCP	REIT	Social Infrastructure	\$24.90	220.4	5,488.9	0.1	9.2
CareTrust REIT Inc	CTRE	REIT	Social Infrastructure	\$14.96	197.0	2,947.6	0.0	4.9
CBL & Associates Properties Inc	CBL	REIT	Core Real Estate	\$9.54	786.1	7,499.8	0.1	11.1
Cheniere Energy Partners LP	CQP	MLP	Midstream Infrastructure	\$31.51	1,197.8	37,742.1	0.4	5.4
Chesapeake Lodging Trust	CHSP	REIT	Core Real Estate	\$23.33	999.9	23,327.8	0.3	6.9
Colony Starwood Homes	SFR	REIT	Core Real Estate	\$33.25	601.9	20,014.2	0.2	2.6
Columbia Property Trust Inc	CXP	REIT	Core Real Estate	\$22.64	480.8	10,886.4	0.1	3.5
CoreSite Realty Corp	COR	REIT	Diversified Real Estate	\$85.86	107.9	9,265.7	0.1	3.7
Corporate Office Properties Trust	OFC	REIT	Core Real Estate	\$33.28	343.6	11,436.6	0.1	3.3
Corrections Corp of America	CXW	REIT	Social Infrastructure	\$31.66	228.9	7,245.7	0.1	5.3
Cousins Properties Inc	CUZ	REIT	Diversified Real Estate	\$8.18	10,135.6	82,909.5	0.9	2.9
Crestwood Equity Partners LP	CEQP	MLP	Midstream Infrastructure	\$25.35	1,083.0	27,454.3	0.3	9.5
Crown Castle International Corp	CCI	REIT	Physical Infrastructure	\$90.61	781.8	70,839.5	0.8	4.2
CubeSmart	CUBE	REIT	Physical Infrastructure	\$26.83	418.6	11,230.6	0.1	4.0
CVR Refining LP	CVRR	MLP	Commodities/Timber	\$10.75	2,805.4	30,157.6	0.3	0.0
CyrusOne Inc	CONE	REIT	Core Real Estate	\$47.79	191.1	9,130.7	0.1	3.5
DCP Midstream LP	DCP	MLP	Midstream Infrastructure	\$38.00	1,500.1	57,002.9	0.6	8.2
DCT Industrial Trust Inc	DCT	REIT	Core Real Estate	\$46.80	355.4	16,631.1	0.2	2.6
DDR Corp	DDR	REIT	Core Real Estate	\$13.51	1,442.5	19,488.1	0.2	5.6
DiamondRock Hospitality Co	DRH	REIT	Core Real Estate	\$10.88	3,224.9	35,087.0	0.4	4.6
Digital Realty Trust Inc	DLR	REIT	Core Real Estate	\$104.38	553.1	57,736.0	0.6	3.6
Dominion Midstream Partners LP	DM	MLP	Midstream Infrastructure	\$30.30	1,244.5	37,707.9	0.4	3.4
Douglas Emmett Inc	DEI	REIT	Core Real Estate	\$39.19	558.7	21,893.7	0.2	2.3
Duke Realty Corp	DRE	REIT	Core Real Estate	\$25.51	1,356.0	34,592.6	0.4	3.0
DuPont Fabros Technology Inc	DFT	REIT	Core Real Estate	\$47.27	307.8	14,548.9	0.2	4.2
Easterly Government Properties Inc	DEA	REIT	Core Real Estate	\$19.79	176.0	3,483.1	0.0	4.9
EastGroup Properties Inc	EGP	REIT	Core Real Estate	\$71.68	129.4	9,278.9	0.1	3.5
Education Realty Trust Inc	EDR	REIT	Core Real Estate	\$40.19	465.0	18,686.4	0.2	3.8
Empire State Realty Trust Inc	ESRT	REIT	Core Real Estate	\$20.88	612.6	12,791.1	0.1	2.0
Enbridge Energy Partners LP	EEP	MLP	Midstream Infrastructure	\$17.51	5,895.7	103,233.6	1.1	13.3
Energy Transfer Equity LP	ETE	MLP	Midstream Infrastructure	\$18.81	22,612.4	425,338.9	4.6	6.1
Energy Transfer Partners LP	ETP	MLP	Midstream Infrastructure	\$37.26	12,041.9	448,682.8	4.9	11.3
EnLink Midstream Partners LP	ENLK	MLP	Midstream Infrastructure	\$18.93	3,079.0	58,284.9	0.6	8.2
Enterprise Products Partners LP	EPD	MLP	Midstream Infrastructure	\$27.72	21,418.9	593,731.2	6.4	5.9
EPR Properties	EPR	REIT	Diversified Real Estate	\$72.19	1,627.8	117,513.5	1.3	5.7
EQT Midstream Partners LP	EQM	MLP	Midstream Infrastructure	\$78.08	1,231.1	96,122.3	1.0	4.4
Equinix Inc	EQIX	REIT	Diversified Real Estate	\$363.43	155.0	56,344.3	0.6	2.2
Equity Commonwealth	EQC	REIT	Core Real Estate	\$31.10	482.8	15,015.0	0.2	0.0
Equity LifeStyle Properties Inc	ELS	REIT	Core Real Estate	\$77.50	480.0	37,203.0	0.4	2.5
Equity Residential	EQR	REIT	Core Real Estate	\$62.67	2,163.4	135,581.0	1.5	3.2
Essex Property Trust Inc	ESS	REIT	Core Real Estate	\$230.61	382.6	88,222.1	1.0	3.0
Extra Space Storage Inc	EXR	REIT	Physical Infrastructure	\$78.62	274.6	21,590.3	0.2	4.0
Federal Realty Investment Trust	FRT	REIT	Core Real Estate	\$130.50	268.9	35,085.4	0.4	3.0
FelCor Lodging Trust Inc	FCH	REIT	Core Real Estate	\$7.31	2,307.1	16,864.7	0.2	3.3
Fifth Street Finance Corp	FSC	BDC	Direct Private	\$4.32	4,248.6	18,354.2	0.2	1.9
First Industrial Realty Trust Inc	FR	REIT	Core Real Estate	\$26.29	470.6	12,371.2	0.1	3.2
Forest City Realty Trust Inc	FCE/A	REIT	Diversified Real Estate	\$22.51	5,543.5	124,785.2	1.4	1.6
Four Corners Property Trust Inc	FCPT	REIT	Core Real Estate	\$21.28	168.5	3,586.6	0.0	4.6
FS Investment Corp	FSIC	BDC	Direct Private	\$9.85	3,463.6	34,116.0	0.4	9.0
Gaming and Leisure Properties Inc	GLPI	REIT	Core Real Estate	\$31.82	487.6	15,514.4	0.2	7.8
General Growth Properties Inc	GGP	REIT	Core Real Estate	\$23.58	3,268.3	77,065.5	0.8	3.7
Genesis Energy LP	GEL	MLP	Midstream Infrastructure	\$33.66	2,209.1	74,359.3	0.8	8.4
GEO Group Inc/The	GEO	REIT	Social Infrastructure	\$43.08	154.0	6,634.0	0.1	6.5
Golar LNG Partners LP	GMLP	MLP	Midstream Infrastructure	\$22.25	1,125.1	25,033.3	0.3	10.4
Goldman Sachs BDC Inc	GSBD	BDC	Direct Private	\$24.83	651.3	16,172.3	0.2	7.2
Government Properties Income Trust	GOV	REIT	Core Real Estate	\$19.57	200.8	3,930.0	0.0	8.8
Gramercy Property Trust	GPT	REIT	Core Real Estate	\$26.03	553.9	14,416.9	0.2	5.8
HCP Inc	HCP	REIT	Social Infrastructure	\$30.36	1,050.7	31,899.0	0.3	4.9
Healthcare Realty Trust Inc	HR	REIT	Social Infrastructure	\$31.01	280.7	8,703.7	0.1	3.9
Healthcare Trust of America Inc	HTA	REIT	Core Real Estate	\$30.73	522.1	16,045.5	0.2	3.9
Hercules Capital Inc	HTGC	BDC	Direct Private	\$14.52	1,360.8	19,758.4	0.2	8.5
Hersha Hospitality Trust	HT	REIT	Core Real Estate	\$19.08	741.8	14,154.2	0.2	5.9
Highwoods Properties Inc	HIW	REIT	Core Real Estate	\$50.22	378.7	19,017.6	0.2	3.4
Hospitality Properties Trust	HPT	REIT	Core Real Estate	\$30.29	2,538.8	76,899.0	0.8	6.7
Host Hotels & Resorts Inc	HST	REIT	Core Real Estate	\$18.13	11,693.0	211,994.2	2.3	4.4
Hudson Pacific Properties Inc	HPP	REIT	Core Real Estate	\$34.24	543.1	18,596.5	0.2	2.9
Independence Realty Trust Inc	IRT	REIT	Core Real Estate	\$9.04	506.4	4,578.1	0.0	8.0
Iron Mountain Inc	IRM	REIT	Physical Infrastructure	\$34.76	589.0	20,473.7	0.2	6.3
Kilroy Realty Corp	KRC	REIT	Core Real Estate	\$73.04	350.0	25,560.7	0.3	2.1
Kimco Realty Corp	KIM	REIT	Core Real Estate	\$22.24	1,659.7	36,911.5	0.4	4.9
Kite Realty Group Trust	KRG	REIT	Core Real Estate	\$20.76	363.2	7,540.3	0.1	5.8
Lamar Advertising Co	LAMR	REIT	Diversified Real Estate	\$75.99	214.2	16,275.3	0.2	4.4
LaSalle Hotel Properties	LHO	REIT	Core Real Estate	\$28.76	1,800.3	51,777.3	0.6	6.3
Lexington Realty Trust	LXP	REIT	Diversified Real Estate	\$10.15	5,008.1	50,832.5	0.6	6.9
Liberty Property Trust	LPT	REIT	Core Real Estate	\$38.36	584.4	22,417.3	0.2	4.2
Life Storage Inc	LSI	REIT	Physical Infrastructure	\$85.87	111.1	9,544.2	0.1	4.4
LTC Properties Inc	LTC	REIT	Social Infrastructure	\$45.69	107.8	4,925.4	0.1	5.0
Macerich Co/The	MAC	REIT	Core Real Estate	\$63.81	530.2	33,834.6	0.4	4.5
Mack-Cali Realty Corp	CLI	REIT	Core Real Estate	\$27.40	359.4	9,846.3	0.1	2.2
Magellan Midstream Partners LP	MMP	MLP	Midstream Infrastructure	\$76.50	2,628.0	201,040.3	2.2	4.5
Main Street Capital Corp	MAIN	BDC	Direct Private	\$36.83	1,177.8	43,379.4	0.5	6.0
Medical Properties Trust Inc	MPW	REIT	Social Infrastructure	\$12.28	773.9	9,504.1	0.1	7.8
Medley Capital Corp	MCC	BDC	Direct Private	\$7.50	1,985.3	14,889.8	0.2	11.7
MGM Growth Properties LLC	MGP	REIT	Diversified Real Estate	\$25.49	3,473.7	88,544.8	1.0	6.1

¹Represents market cap after methodology market capitalization and constituent criteria have been applied

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As of most recent rebalance date (3/8/2017)



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Mid-America Apartment Communities Inc	MAA	REIT	Core Real Estate	\$99.96	438.8	43,861.3	0.5	3.5
Monmouth Real Estate Investment Corp	MNR	REIT	Core Real Estate	\$14.02	324.2	4,545.7	0.0	4.6
Monogram Residential Trust Inc	MORE	REIT	Core Real Estate	\$10.09	1,140.4	11,506.7	0.1	3.0
MPLX LP	MPLX	MLP	Midstream Infrastructure	\$36.68	5,703.5	209,203.1	2.3	5.7
National Health Investors Inc	NHI	REIT	Social Infrastructure	\$70.62	102.1	7,206.8	0.1	5.4
National Retail Properties Inc	NNN	REIT	Core Real Estate	\$43.00	525.6	22,600.6	0.2	4.2
National Storage Affiliates Trust	NSA	REIT	Physical Infrastructure	\$23.90	115.0	2,748.7	0.0	4.0
New Mountain Finance Corp	NMFC	BDC	Direct Private	\$14.65	1,755.9	25,723.6	0.3	9.3
New Senior Investment Group Inc	SNR	REIT	Social Infrastructure	\$9.96	276.4	2,753.2	0.0	10.4
New York REIT Inc	NYRT	REIT	Core Real Estate	\$9.81	715.2	7,015.9	0.1	0.0
Noble Midstream Partners LP	NBLX	MLP	Midstream Infrastructure	\$48.35	541.8	26,195.4	0.3	3.6
NuStar Energy LP	NS	MLP	Midstream Infrastructure	\$52.07	1,253.5	65,270.0	0.7	8.4
Omega Healthcare Investors Inc	OHI	REIT	Social Infrastructure	\$31.62	445.0	14,071.1	0.2	7.8
ONEOK Partners LP	OKS	MLP	Midstream Infrastructure	\$53.17	2,193.2	116,612.3	1.3	5.9
Outfront Media Inc	OUT	REIT	Diversified Real Estate	\$26.41	342.0	9,031.0	0.1	5.5
Paramount Group Inc	PGRE	REIT	Core Real Estate	\$16.68	842.5	14,052.8	0.2	2.3
Parkway Inc	PKY	REIT	Core Real Estate	\$20.50	223.1	4,573.2	0.0	2.0
Pebblebrook Hotel Trust	PEB	REIT	Core Real Estate	\$27.74	1,205.2	33,431.2	0.4	5.5
Pennsylvania Real Estate Investment Trust	PEI	REIT	Core Real Estate	\$14.98	346.5	5,190.2	0.1	5.6
Phillips 66 Partners LP	PSXP	MLP	Midstream Infrastructure	\$53.89	1,788.1	96,362.2	1.0	4.1
Physicians Realty Trust	DOC	REIT	Social Infrastructure	\$19.08	341.9	6,523.4	0.1	4.7
Piedmont Office Realty Trust Inc	PDM	REIT	Core Real Estate	\$21.61	539.0	11,646.9	0.1	3.9
Plains All American Pipeline LP	PAA	MLP	Midstream Infrastructure	\$31.97	9,945.2	317,948.3	3.4	6.9
Potlatch Corp	PCH	REIT	Commodities/Timber	\$43.35	109.9	4,763.6	0.1	3.5
Prologis Inc	PLD	REIT	Core Real Estate	\$49.93	2,014.3	100,574.5	1.1	3.5
Prospect Capital Corp	PSEC	BDC	Direct Private	\$9.18	8,247.2	75,709.7	0.8	10.9
PS Business Parks Inc	PSB	REIT	Core Real Estate	\$113.89	107.7	12,262.5	0.1	3.0
Public Storage	PSA	REIT	Physical Infrastructure	\$223.82	377.5	84,496.8	0.9	3.6
QTS Realty Trust Inc	QTS	REIT	Diversified Real Estate	\$48.71	120.0	5,845.9	0.1	3.2
Quality Care Properties Inc	QCP	REIT	Social Infrastructure	\$18.58	226.8	4,214.4	0.0	0.0
Ramco-Gershenson Properties Trust	RPT	REIT	Core Real Estate	\$14.14	379.0	5,359.2	0.1	6.2
Rayonier Inc	RYN	REIT	Commodities/Timber	\$28.68	294.2	8,436.9	0.1	3.5
Realty Income Corp	O	REIT	Core Real Estate	\$57.70	872.1	50,321.4	0.5	4.4
Regency Centers Corp	REG	REIT	Core Real Estate	\$64.78	381.7	24,726.1	0.3	3.1
Retail Opportunity Investments Corp	ROIC	REIT	Core Real Estate	\$20.75	418.9	8,692.0	0.1	3.6
Retail Properties of America Inc	RPAI	REIT	Core Real Estate	\$14.48	916.5	13,270.4	0.1	4.6
Rexford Industrial Realty Inc	REXR	REIT	Core Real Estate	\$22.08	288.1	6,360.7	0.1	2.6
Rice Midstream Partners LP	RMP	MLP	Midstream Infrastructure	\$24.01	1,078.4	25,892.9	0.3	4.2
RLJ Lodging Trust	RLJ	REIT	Core Real Estate	\$22.56	2,046.0	46,157.4	0.5	5.9
Ryman Hospitality Properties Inc	RHP	REIT	Core Real Estate	\$62.13	781.2	48,534.3	0.5	5.2
Sabra Health Care REIT Inc	SBRA	REIT	Social Infrastructure	\$26.28	162.2	4,261.3	0.0	6.4
Select Income REIT	SIR	REIT	Diversified Real Estate	\$25.01	1,591.4	39,799.7	0.4	8.2
Senior Housing Properties Trust	SNH	REIT	Social Infrastructure	\$19.69	547.7	10,784.7	0.1	7.9
Seritage Growth Properties	SRG	REIT	Core Real Estate	\$45.39	137.0	6,217.3	0.1	2.2
Shell Midstream Partners LP	SHLX	MLP	Midstream Infrastructure	\$32.14	1,978.7	63,596.0	0.7	3.4
Simon Property Group Inc	SPG	REIT	Core Real Estate	\$174.69	1,113.9	194,592.3	2.1	4.0
SL Green Realty Corp	SLG	REIT	Core Real Estate	\$110.78	377.5	41,814.5	0.5	2.8
Spectra Energy Partners LP	SEP	MLP	Midstream Infrastructure	\$42.96	2,458.6	105,622.4	1.1	6.4
Spirit Realty Capital Inc	SRC	REIT	Core Real Estate	\$10.26	1,811.6	18,587.3	0.2	7.0
STAG Industrial Inc	STAG	REIT	Core Real Estate	\$24.75	319.0	7,894.4	0.1	5.7
STORE Capital Corp	STOR	REIT	Core Real Estate	\$23.08	604.4	13,949.8	0.2	5.0
Summit Hotel Properties Inc	INN	REIT	Core Real Estate	\$15.40	1,380.0	21,251.3	0.2	4.2
Summit Midstream Partners LP	SMLP	MLP	Midstream Infrastructure	\$23.20	1,031.8	23,937.9	0.3	9.9
Sun Communities Inc	SUI	REIT	Core Real Estate	\$80.91	414.3	33,522.1	0.4	3.3
Sunoco Logistics Partners LP	SXL	MLP	Midstream Infrastructure	\$24.94	7,430.0	185,305.0	2.0	8.3
Sunstone Hotel Investors Inc	SHO	REIT	Core Real Estate	\$14.46	3,528.8	51,026.8	0.6	1.4
Tallgrass Energy Partners LP	TEP	MLP	Midstream Infrastructure	\$52.49	1,036.9	54,427.1	0.6	6.2
Tanger Factory Outlet Centers Inc	SKT	REIT	Core Real Estate	\$31.97	376.9	12,050.3	0.1	4.1
Taubman Centers Inc	TCO	REIT	Core Real Estate	\$66.15	237.9	15,735.9	0.2	3.8
TC PipeLines LP	TCP	MLP	Midstream Infrastructure	\$61.31	846.0	51,869.4	0.6	6.1
Teekay LNG Partners LP	TGP	MLP	Midstream Infrastructure	\$17.50	1,621.9	28,382.9	0.3	3.2
Terreno Realty Corp	TRNO	REIT	Core Real Estate	\$27.12	211.2	5,726.8	0.1	2.9
Tesoro Logistics LP	TLLP	MLP	Midstream Infrastructure	\$54.71	1,742.8	95,351.0	1.0	6.7
Triangle Capital Corp	TCAP	BDC	Direct Private	\$18.53	1,094.1	20,273.5	0.2	9.7
UDR Inc	UDR	REIT	Core Real Estate	\$35.92	1,585.5	56,952.9	0.6	3.5
Uniti Group Inc	UNIT	REIT	Physical Infrastructure	\$27.34	354.1	9,682.4	0.1	8.8
Urban Edge Properties	UE	REIT	Core Real Estate	\$25.75	389.1	10,019.0	0.1	3.4
Valero Energy Partners LP	VLP	MLP	Midstream Infrastructure	\$47.33	628.9	29,767.8	0.3	3.4
Ventas Inc	VTR	REIT	Social Infrastructure	\$61.11	801.5	48,978.6	0.5	5.1
VEREIT Inc	VER	REIT	Core Real Estate	\$8.46	3,375.9	28,560.0	0.3	6.5
Vornado Realty Trust	VNO	REIT	Core Real Estate	\$105.89	664.5	70,360.4	0.8	2.7
Washington Prime Group Inc	WPG	REIT	Core Real Estate	\$8.32	819.5	6,818.3	0.1	12.0
Washington Real Estate Investment Trust	WRE	REIT	Diversified Real Estate	\$31.22	1,988.3	62,075.8	0.7	3.8
Weingarten Realty Investors	WRI	REIT	Core Real Estate	\$32.22	494.1	15,919.2	0.2	4.8
Welltower Inc	HCN	REIT	Social Infrastructure	\$67.02	787.3	52,762.2	0.6	5.2
Western Gas Equity Partners LP	WGP	MLP	Midstream Infrastructure	\$44.07	1,014.3	44,701.9	0.5	4.2
Western Gas Partners LP	WES	MLP	Midstream Infrastructure	\$61.26	1,343.4	82,297.4	0.9	5.6
Western Refining Logistics LP	WNRL	MLP	Midstream Infrastructure	\$24.90	1,261.9	31,420.2	0.3	7.0
Weyerhaeuser Co	WY	REIT	Commodities/Timber	\$33.60	1,620.5	54,449.9	0.6	3.7
Williams Partners LP	WPZ	MLP	Midstream Infrastructure	\$39.96	5,393.4	215,520.4	2.3	8.5
WP Carey Inc	WPC	REIT	Diversified Real Estate	\$60.74	1,690.1	102,657.0	1.1	6.6
Xenia Hotels & Resorts Inc	XHR	REIT	Core Real Estate	\$16.58	1,814.0	30,076.8	0.3	6.6
Total						\$9,239,770.6	100.0%	5.6%

¹Represents market cap after methodology market capitalization and constituent criteria have been applied

Disclaimer

It is not possible to invest directly in an index.

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