

# Tortoise Real Yield® Index

As of most recent rebalance date (6/9/2017)



Company name	Ticker	Security type	Sector	Price (\$)	Index shares (000s)	Index market cap¹ (\$MM)	Weight (%)	Yield (%)
Acadia Realty Trust	AKR	REIT	Core Real Estate	28.00	345.8	9,681.8	0.1	3.7
Agree Realty Corp	ADC	REIT	Social Infrastructure	47.51	105.8	5,024.5	0.1	4.3
Alexandria Real Estate Equities Inc	ARE	REIT	Core Real Estate	118.63	306.8	36,398.0	0.4	2.9
Altisource Residential Corp	RESI	REIT	Social Infrastructure	13.79	1,174.0	16,190.0	0.2	4.4
American Assets Trust Inc	AAT	REIT	Core Real Estate	40.52	998.1	40,442.4	0.5	2.6
American Campus Communities Inc	ACC	REIT	Core Real Estate	47.37	670.9	31,782.2	0.4	3.7
American Homes 4 Rent	AMH	REIT	Core Real Estate	22.00	1,283.6	28,238.2	0.3	0.9
American Tower Corp	AMT	REIT	Diversified Real Estate	130.28	808.7	105,358.2	1.2	2.0
Antero Midstream Gp Lp	AMGP	MLP	Midstream Infrastructure	21.98	2,109.9	46,376.4	0.5	0.0
Antero Midstream Partners Lp	AM	MLP	Midstream Infrastructure	33.21	1,869.2	62,076.1	0.7	3.6
Apartment Investment And Management Co	AIV	REIT	Core Real Estate	44.36	767.8	34,058.6	0.4	3.2
Apollo Investment Corp	AINV	REIT	Diversified Real Estate	6.42	4,666.1	29,956.2	0.3	9.3
Apple Hospitality Reit Inc	APLE	REIT	Core Real Estate	19.04	3,068.9	58,431.0	0.7	6.3
Ares Capital Corp	ARCC	BDC	Direct Private	16.81	9,809.1	164,890.2	1.8	9.0
Ashford Hospitality Trust Inc	AHT	BDC	Direct Private	6.67	1,294.3	8,632.9	0.1	7.2
Avalonbay Communities Inc	AVB	REIT	Core Real Estate	194.99	676.4	131,890.4	1.5	2.9
Boardwalk Pipeline Partners Lp	BWP	MLP	Midstream Infrastructure	17.35	2,711.1	47,038.1	0.5	2.3
Boston Properties Inc	BXP	REIT	Core Real Estate	125.24	523.4	65,554.4	0.7	2.4
Brandywine Realty Trust	BDN	REIT	Core Real Estate	17.27	598.5	10,336.9	0.1	3.7
Brixmor Property Group Inc	BRX	REIT	Core Real Estate	18.87	1,230.4	23,218.0	0.3	5.5
Buckeye Partners Lp	BPL	MLP	Midstream Infrastructure	63.55	2,146.4	136,400.7	1.5	7.9
Camden Property Trust	CPT	REIT	Core Real Estate	86.62	440.8	38,181.5	0.4	3.5
Care Capital Properties Inc	CCP	REIT	Social Infrastructure	25.31	162.8	4,119.3	0.0	9.0
Caretrust Reit Ord Shs When Issued	CTRE	REIT	Core Real Estate	18.54	135.5	2,511.7	0.0	4.0
Cbl & Associates Properties Inc	CBL	REIT	Core Real Estate	8.10	685.0	5,548.1	0.1	13.1
Chatham Lodging Trust	CLDT	REIT	Core Real Estate	20.10	507.9	10,209.4	0.1	6.6
Cheniere Energy Partners Lp	CQP	MLP	Midstream Infrastructure	31.81	939.9	29,896.9	0.3	5.3
Chesapeake Lodging Trust	CHSP	REIT	Core Real Estate	24.34	813.4	19,798.9	0.2	6.6
Colony Northstar Inc	CLNS	REIT	Diversified Real Estate	14.19	11,831.4	167,888.0	1.9	7.6
Colony Starwood Homes	SFR	REIT	Diversified Real Estate	34.58	557.5	19,279.8	0.2	2.5
Columbia Property Trust Inc	CXP	REIT	Physical Infrastructure	21.86	416.3	9,099.5	0.1	3.7
Corecivic Inc	CXW	REIT	Physical Infrastructure	31.62	223.8	7,077.8	0.1	5.3
Coresite Realty Corp	COR	REIT	Core Real Estate	106.42	64.1	6,820.6	0.1	3.4
Corporate Office Properties Trust	OFC	REIT	Core Real Estate	35.26	329.7	11,626.1	0.1	3.1
Cousins Properties Inc	CUZ	REIT	Diversified Real Estate	8.89	1,393.1	12,384.7	0.1	2.7
Crown Castle International Corp	CCI	REIT	Core Real Estate	102.06	697.3	71,162.2	0.8	3.7
Cubsmart	CUBE	REIT	Social Infrastructure	23.81	350.5	8,344.5	0.1	4.5
Cyrusone Inc	CONE	REIT	Core Real Estate	57.47	162.6	9,345.1	0.1	2.9
Dcp Midstream Lp	DCP	MLP	Midstream Infrastructure	33.41	1,641.3	54,835.3	0.6	9.3
Dct Industrial Trust Inc	DCT	REIT	Core Real Estate	54.39	308.3	16,769.3	0.2	2.3
Ddr Corp	DDR	REIT	Core Real Estate	9.17	1,504.0	13,791.9	0.2	8.3
Diamondrock Hospitality Co	DRH	REIT	Core Real Estate	11.54	2,743.4	31,659.4	0.4	4.3
Digital Realty Trust Inc	DLR	REIT	Diversified Real Estate	113.32	546.6	61,940.1	0.7	3.3
Dominion Midstream Partners Lp	DM	MLP	Midstream Infrastructure	28.55	849.2	24,245.5	0.3	3.8
Douglas Emmett Inc	DEI	REIT	Core Real Estate	38.08	521.6	19,863.3	0.2	2.4
Duke Realty Corp	DRE	REIT	Core Real Estate	28.45	1,211.5	34,468.6	0.4	2.7
Dupont Fabros Technology Inc	DFT	REIT	Core Real Estate	60.80	262.8	15,980.6	0.2	3.3
Easterly Government Properties Inc	DEA	REIT	Core Real Estate	20.94	121.8	2,550.3	0.0	4.8
Eastgroup Properties Inc	EGP	REIT	Core Real Estate	84.87	112.9	9,584.2	0.1	2.9
Education Realty Trust Inc	EDR	REIT	Core Real Estate	39.03	361.2	14,095.7	0.2	3.9
Empire State Realty Trust Inc	ESRT	REIT	Core Real Estate	21.25	529.1	11,244.4	0.1	2.0
Enbridge Energy	EEQ	MLP	Midstream Infrastructure	16.02	2,275.9	36,459.8	0.4	0.0
Enbridge Energy Partners Lp	EEP	MLP	Midstream Infrastructure	16.36	7,275.1	119,021.3	1.3	8.6
Energy Transfer Equity Lp	ETE	MLP	Midstream Infrastructure	16.52	25,387.3	419,397.4	4.7	6.9
Energy Transfer Partners Lp	ETP	MLP	Midstream Infrastructure	20.85	18,714.9	390,206.1	4.4	10.3
Enlink Midstream Llc	ENLC	MLP	Midstream Infrastructure	16.50	2,129.5	35,137.5	0.4	6.2
Enlink Midstream Partners Lp	ENLK	MLP	Midstream Infrastructure	16.33	2,523.2	41,204.6	0.5	9.6
Enterprise Products Partners Lp	EPD	MLP	Midstream Infrastructure	27.07	18,691.4	505,975.7	5.6	6.1
Epr Properties	EPR	REIT	Diversified Real Estate	72.24	1,574.0	113,707.5	1.3	5.6
Eqm Midstream Partners Lp	EQM	MLP	Midstream Infrastructure	71.71	948.5	68,013.6	0.8	5.0
Equinix Inc	EQIX	REIT	Diversified Real Estate	439.21	147.0	64,551.9	0.7	1.8
Equity Commonwealth	EQC	REIT	Core Real Estate	31.69	423.3	13,412.8	0.1	0.0
Equity Lifestyle Properties Inc	ELS	REIT	Core Real Estate	84.72	427.3	36,198.0	0.4	2.3
Equity Residential	EQR	REIT	Diversified Real Estate	67.63	1,791.9	121,188.4	1.4	3.0
Essex Property Trust Inc	ESS	REIT	Core Real Estate	266.23	317.9	84,623.1	0.9	2.6
Extra Space Storage Inc	EXR	REIT	Core Real Estate	74.52	244.1	18,188.7	0.2	4.2
Federal Realty Investment Trust	FRT	REIT	Core Real Estate	124.68	300.8	37,505.7	0.4	3.1
Felcor Lodging Trust Inc	FCH	REIT	Physical Infrastructure	7.55	1,873.9	14,148.0	0.2	3.2
Fifth Street Finance Corp	FSC	BDC	Direct Private	4.06	4,811.7	19,535.3	0.2	2.0
First Corners Property Trust	FCPT	REIT	Core Real Estate	25.42	109.6	2,784.8	0.0	3.8
First Industrial Realty Trust Inc	FR	REIT	Core Real Estate	29.70	391.4	11,624.3	0.1	2.8
Forest City Realty Trust; Inc.	FCE.A	REIT	Core Real Estate	24.36	5,177.9	126,133.6	1.4	0.0
Fs Investment Corp	FSIC	BDC	Direct Private	9.30	5,429.7	50,495.9	0.6	9.6
Gaming And Leisure	GLPI	REIT	Core Real Estate	36.28	394.9	14,326.9	0.2	6.8
Genesis Energy Lp	GEL	MLP	Midstream Infrastructure	30.11	2,405.6	72,432.5	0.8	9.6
Geo Group Inc	GEO	REIT	Core Real Estate	33.30	233.6	7,779.9	0.1	5.6
Ggp Inc	GGP	REIT	Core Real Estate	23.32	3,562.6	83,079.3	0.9	3.8
Global Net Lease Inc	GNL	REIT	Social Infrastructure	22.71	227.7	5,170.3	0.1	9.4
Golar Lng Partners Lp	GMLP	MLP	Midstream Infrastructure	19.58	1,815.1	35,539.7	0.4	11.8
Goldman Sachs Bdc Closed End Fund	GSBD	BDC	Direct Private	22.49	1,014.4	22,814.6	0.3	8.0
Golub Capital Bdc Inc	GBDC	BDC	Direct Private	19.43	1,141.9	22,186.4	0.2	6.6
Government Properties Income Trust	GOV	REIT	Social Infrastructure	22.47	130.8	2,939.0	0.0	7.7
Gramercy Property Trust	GPT	REIT	Core Real Estate	30.77	509.4	15,674.0	0.2	4.9
Hcp Inc	HCP	REIT	Core Real Estate	31.18	880.9	27,465.6	0.3	4.7
Healthcare Realty Trust Inc	HR	REIT	Direct Private	34.47	214.5	7,395.4	0.1	3.5
Healthcare Trust Of America Inc	HTA	REIT	Core Real Estate	31.43	644.8	20,266.9	0.2	3.8
Hercules Technology Growth Capital Inc	HTGC	BDC	Direct Private	13.05	3,318.5	43,306.1	0.5	9.5
Hersha Hospitality Trust	HT	REIT	Core Real Estate	19.56	564.9	11,048.6	0.1	5.7
Highwoods Properties Inc	HIW	REIT	Social Infrastructure	50.93	348.3	17,738.8	0.2	3.5
Hospitality Properties Trust	HPT	REIT	Core Real Estate	29.72	2,246.7	66,771.1	0.7	7.0
Host Hotels & Resorts Inc	HST	REIT	Core Real Estate	18.38	10,094.5	185,536.3	2.1	4.4
Hudson Pacific Properties Inc	HPP	REIT	Social Infrastructure	35.50	517.9	18,385.4	0.2	2.8
Independence Realty Trust Inc	IRT	REIT	Physical Infrastructure	10.02	341.2	3,418.8	0.0	7.2
Invitation Homes Inc	INVH	REIT	Core Real Estate	21.40	1,546.5	33,095.1	0.4	0.0
Iron Mountain Inc	IRM	REIT	Core Real Estate	33.31	509.9	16,985.4	0.2	6.6
Kilroy Realty Corp	KRC	REIT	Core Real Estate	75.52	329.9	24,911.0	0.3	2.3
Kimco Realty Corp	KIM	REIT	Core Real Estate	18.55	1,723.3	31,966.5	0.4	5.8
Kite Realty Group Trust	KRG	REIT	Core Real Estate	18.86	341.8	6,445.8	0.1	6.4
Lamar Advertising Co	LAMR	REIT	Diversified Real Estate	70.66	156.9	11,088.5	0.1	4.7
Lasalle Hotel Properties	LHO	REIT	Core Real Estate	30.56	1,532.0	46,818.9	0.5	5.9
Lexington Realty Trust	LXP	REIT	Social Infrastructure	10.01	5,124.5	51,296.3	0.6	7.0
Liberty Property Trust	LPT	REIT	Diversified Real Estate	41.79	492.1	20,563.1	0.2	3.8
Life Storage; Inc	LSI	REIT	Core Real Estate	73.96	89.2	6,594.1	0.1	5.4
Ltc Properties Inc	LTC	REIT	Physical Infrastructure	49.12	73.9	3,629.7	0.0	4.6

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

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Macerich Co	MAC	REIT	Core Real Estate	58.35	587.3	34,266.8	0.4	4.9
Mack-Cali Realty Corp	CLI	REIT	Core Real Estate	27.62	305.4	8,433.8	0.1	2.9
Magellan Midstream Partners Lp	MMP	MLP	Midstream Infrastructure	71.89	2,844.1	204,463.5	2.3	4.9
Main Street Capital Corp	MAIN	BDC	Direct Private	38.60	1,236.1	47,714.9	0.5	8.5
Medical Properties Trust Inc	MPW	REIT	Core Real Estate	13.35	673.6	8,992.4	0.1	7.2
Mgm Growth Properties Llc A Ord	MGP	REIT	Social Infrastructure	28.63	1,248.3	35,740.0	0.4	5.4
Mid-America Apartment Communities Inc	MAA	REIT	Core Real Estate	107.20	544.1	58,325.7	0.7	3.2
Monogram Residential Trust Inc	MORE	REIT	Core Real Estate	9.91	826.7	8,192.5	0.1	3.0
Mplx Lp	MPLX	MLP	Midstream Infrastructure	33.25	5,854.1	194,649.1	2.2	6.5
National Health Investors Inc	NHI	REIT	Social Infrastructure	76.67	76.7	5,878.3	0.1	5.0
National Retail Properties Inc	NNN	REIT	Physical Infrastructure	37.82	622.2	23,531.6	0.3	4.8
National Storage Affiliates Trust	NSA	REIT	Social Infrastructure	23.38	85.3	1,995.4	0.0	4.4
New Mountain Finance Corp	NMFC	BDC	Direct Private	14.65	2,081.6	30,494.9	0.3	9.3
New Sr Investment Group	SNR	REIT	Core Real Estate	9.68	154.1	1,491.7	0.0	10.7
Nustar Energy Lp	NS	MLP	Midstream Infrastructure	44.91	1,894.8	85,096.4	1.0	9.8
Omega Healthcare Investors Inc	OHI	REIT	Social Infrastructure	31.67	377.1	11,941.3	0.1	8.0
Oneok Partners Lp	OKS	MLP	Midstream Infrastructure	48.51	4,280.0	207,622.2	2.3	6.5
Outfront Media Inc	OUT	REIT	Diversified Real Estate	22.66	262.3	5,944.8	0.1	6.4
Paramount Group Inc	PGRE	REIT	Core Real Estate	16.14	774.2	12,495.1	0.1	2.4
Park Hotels & Resorts Inc	PK	REIT	Core Real Estate	27.29	2,783.5	75,962.0	0.8	6.3
Parkway Properties Inc	PKY	REIT	Social Infrastructure	19.90	165.1	3,285.3	0.0	2.0
Pebblebrook Hotel Trust	PEB	REIT	Core Real Estate	32.63	935.3	30,517.3	0.3	4.7
Pennantpark Investment Corp	PNNT	BDC	Direct Private	7.60	1,808.7	13,745.9	0.2	9.5
Pennsylvania Real Estate Investment Trust	PEI	REIT	Core Real Estate	11.25	273.3	3,074.5	0.0	7.5
Phillips 66 Partners Lp	PSXP	MLP	Midstream Infrastructure	47.70	1,364.8	65,098.8	0.7	4.9
Physicians Realty Trust	DOC	REIT	Core Real Estate	20.73	283.0	5,866.3	0.1	4.3
Piedmont Office Realty Trust Inc	PDM	REIT	Core Real Estate	21.40	496.9	10,634.4	0.1	3.9
Plains All American Pipeline Lp	PAA	MLP	Midstream Infrastructure	25.65	9,668.0	247,984.1	2.8	8.6
Plains Gp Holdings Lp	PAGP	MLP	Midstream Infrastructure	26.27	6,777.1	178,033.5	2.0	8.4
Potlatch Corp	PCH	REIT	Core Real Estate	46.65	75.7	3,533.7	0.0	3.2
Prologis Inc	PLD	REIT	Core Real Estate	57.13	1,796.6	102,640.3	1.1	3.1
Prospect Capital Corp	PSEC	BDC	Direct Private	8.00	12,539.1	100,312.6	1.1	12.5
Ps Business Parks Inc	PSB	REIT	Commodities/Timber	131.47	89.8	11,805.5	0.1	2.6
Public Storage	PSA	REIT	Core Real Estate	207.56	335.4	69,612.0	0.8	3.9
Qts Realty Trust Inc	QTS	REIT	Physical Infrastructure	53.48	89.1	4,766.4	0.1	2.9
Quality Care Properties Inc	QCP	REIT	Core Real Estate	17.26	175.6	3,031.6	0.0	0.0
Ramco-Gershenson Properties Trust	RPT	REIT	Core Real Estate	13.36	318.9	4,260.7	0.0	6.6
Rayonier Inc	RYN	REIT	Diversified Real Estate	28.95	240.4	6,959.2	0.1	3.5
Realty Income Corp	O	REIT	Core Real Estate	55.31	1,118.1	61,842.4	0.7	4.6
Regency Centers Corp	REG	REIT	Diversified Real Estate	62.37	697.4	43,494.8	0.5	3.4
Retail Opportunity Invs Corp	ROIC	REIT	Core Real Estate	20.33	452.2	9,193.1	0.1	3.7
Retail Properties Of America Inc	RPAI	REIT	Core Real Estate	12.53	978.3	12,258.7	0.1	5.3
Rexford Industrial Realty Inc	REXR	REIT	Core Real Estate	27.89	224.6	6,264.1	0.1	2.1
Rice Midstream Partners Lp	RMP	MLP	Midstream Infrastructure	25.17	2,402.3	60,467.1	0.7	4.1
Rlj Lodging Trust	RLJ	REIT	Core Real Estate	21.44	1,698.1	36,407.3	0.4	6.2
Ryman Hospitality Properties Inc	RHP	REIT	Commodities/Timber	65.14	698.5	45,498.1	0.5	4.9
Sabra Health Care Reit Inc	SBRA	REIT	Core Real Estate	22.86	127.5	2,914.9	0.0	7.5
Sba Communications Corp	SBAC	REIT	Diversified Real Estate	134.30	232.2	31,182.8	0.3	0.0
Select Income Reit	SIR	REIT	Core Real Estate	24.76	1,435.3	35,538.7	0.4	8.2
Senior Housing Properties Trust	SNH	REIT	Core Real Estate	21.18	446.5	9,457.4	0.1	7.4
Seritage Growth Properties Ord Shs Class A	SRG	REIT	Core Real Estate	41.44	113.1	4,688.5	0.1	2.4
Shell Midstream Partners Lp	SHLX	MLP	Midstream Infrastructure	29.91	1,414.3	42,300.3	0.5	3.9
Simon Property Group Inc	SPG	REIT	Core Real Estate	155.60	1,303.6	202,847.2	2.3	4.5
Sl Green Realty Corp	SLG	REIT	Core Real Estate	106.18	344.4	36,563.5	0.4	2.9
Spectra Energy Partners Lp	SEP	MLP	Midstream Infrastructure	42.34	1,727.8	73,155.0	0.8	6.6
Spirit Realty Capital Inc	SRC	REIT	Core Real Estate	7.50	1,951.2	14,633.9	0.2	9.6
Stag Industrial Inc	STAG	REIT	Core Real Estate	28.15	293.3	8,255.9	0.1	5.0
Store Capital Corp	STOR	REIT	Core Real Estate	20.30	709.9	14,411.8	0.2	5.7
Summit Hotel Properties Inc	INN	REIT	Core Real Estate	19.01	1,403.7	26,683.8	0.3	3.6
Sun Communities Inc	SUI	REIT	Core Real Estate	88.02	381.3	33,562.4	0.4	3.0
Sunstone Hotel Investors Inc	SHO	REIT	Core Real Estate	16.33	2,993.4	48,882.0	0.5	1.2
Tallgrass Energy Partners Lp	TEP	MLP	Midstream Infrastructure	46.67	897.7	41,896.7	0.5	7.2
Tanger Factory Outlet Centers Inc	SKT	REIT	Core Real Estate	25.86	401.9	10,394.2	0.1	5.3
Taubman Centers Inc	TCO	REIT	Core Real Estate	59.88	260.6	15,605.9	0.2	4.2
Tc Pipelines Lp	TCP	MLP	Midstream Infrastructure	54.67	673.5	36,819.7	0.4	6.9
Tcp Capital Corp	TCPC	BDC	Direct Private	17.04	1,066.1	18,166.2	0.2	8.5
Terreno Realty Corp	TRNO	REIT	Core Real Estate	33.20	166.9	5,542.7	0.1	2.4
Tesoro Logistics Lp	TLLP	MLP	Midstream Infrastructure	50.66	1,429.3	72,410.1	0.8	7.4
Tpg Specialty Lending Inc	TSLX	BDC	Direct Private	20.82	862.0	17,947.7	0.2	7.5
Triangle Capital Corp	TCAP	BDC	Direct Private	17.59	1,433.2	25,209.3	0.3	10.2
Udr Inc	UDR	REIT	Core Real Estate	40.22	1,294.8	52,076.7	0.6	3.1
Uniti Group Inc	UNIT	REIT	Core Real Estate	26.81	311.6	8,352.8	0.1	9.0
Urban Edge Properties	UE	REIT	Core Real Estate	24.39	443.9	10,826.5	0.1	3.6
Ventas Inc	VTR	REIT	Core Real Estate	66.87	670.7	44,849.6	0.5	4.6
Vereit Inc	VER	REIT	Core Real Estate	8.32	4,011.3	33,374.4	0.4	6.6
Vornado Realty Trust	VNO	REIT	Core Real Estate	93.65	649.0	60,780.9	0.7	3.0
Vtti Energy Partners Lp	VTTI	MLP	Midstream Infrastructure	19.55	1,439.1	28,134.9	0.3	6.9
W. P. Carey Inc	WPC	REIT	Social Infrastructure	66.94	1,435.4	96,084.8	1.1	5.9
Washington Prime Group Inc.	WPG	REIT	Core Real Estate	8.10	725.9	5,880.1	0.1	12.3
Washington Real Estate Investment Trust	WRE	REIT	Diversified Real Estate	32.84	1,574.3	51,698.5	0.6	3.7
Weingarten Realty Investors	WRI	REIT	Commodities/Timber	30.65	525.5	16,106.3	0.2	5.0
Welltower Inc	HCN	REIT	Core Real Estate	73.45	687.3	50,481.2	0.6	4.7
Western Gas Equity Partners Lp	WGP	MLP	Midstream Infrastructure	42.85	588.3	25,208.7	0.3	4.6
Western Gas Partners Lp	WES	MLP	Midstream Infrastructure	54.63	1,460.0	79,759.9	0.9	6.4
Weyerhaeuser Co	WY	REIT	Diversified Real Estate	33.23	1,423.5	47,302.8	0.5	3.7
Williams Partners Lp	WPZ	MLP	Midstream Infrastructure	38.78	4,693.7	182,022.8	2.0	6.2
Xenia Hotels & Resorts Inc	XHR	REIT	Diversified Real Estate	19.85	1,385.7	27,505.9	0.3	5.5
<b>Total</b>						<b>\$8,955,819.3</b>	<b>100.0%</b>	<b>5.7%</b>

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

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