

Tortoise Real Yield® Index

As of most recent rebalance date (12/8/2017)



Company name	Ticker	Security type	Sector	Price (\$)	Index shares (000s)	Index market cap¹ (\$MM)	Weight (%)	Yield (%)
Acadia Realty Trust	AKR	REIT	Core Real Estate	27.45	309.5	8,494.5	0.1	3.9
Agree Realty Corp	ADC	REIT	Core Real Estate	49.69	103.5	5,140.9	0.1	4.2
Alexandria Real Estate Equities Inc	ARE	REIT	Core Real Estate	130.00	275.7	35,838.8	0.4	2.8
Altisource Residential Corp	RESI	REIT	Diversified Real Estate	10.69	121.1	1,294.8	0.0	5.6
American Assets Trust Inc	AAT	REIT	Diversified Real Estate	38.49	999.1	38,454.0	0.5	2.8
American Campus Communities Inc	ACC	REIT	Core Real Estate	43.28	602.7	26,084.2	0.3	4.1
American Homes 4 Rent	AMH	REIT	Core Real Estate	21.77	1,281.4	27,896.9	0.3	0.9
American Tower Corp	AMT	REIT	Physical Infrastructure	142.47	724.3	103,184.8	1.3	2.0
Andeavor Logistics Lp	ANDX	MLP	Midstream Infrastructure	45.01	1,977.1	88,988.9	1.1	8.8
Antero Midstream Gp Lp	AMGP	MLP	Midstream Infrastructure	18.60	1,431.3	26,622.3	0.3	1.3
Antero Midstream Partners Lp	AM	MLP	Midstream Infrastructure	28.63	2,103.9	60,233.8	0.7	4.8
Apartment Investment And Management Co	AIV	REIT	Core Real Estate	44.13	708.4	31,259.5	0.4	3.3
Apollo Investment Corp	AINV	BDC	Direct Private	5.87	3,503.6	20,566.3	0.3	10.2
Apple Hospitality Reit Inc	APLE	REIT	Core Real Estate	19.74	2,604.5	51,412.2	0.6	6.1
Ares Capital Corp	ARCC	BDC	Direct Private	16.42	7,071.3	116,110.3	1.4	9.3
Armada Hoffer Properties Inc	AHH	REIT	Diversified Real Estate	15.51	95.4	1,479.8	0.0	4.9
Avalonbay Communities Inc	AVB	REIT	Core Real Estate	182.22	622.3	113,390.1	1.4	3.1
Boardwalk Pipeline Partners Lp	BWP	MLP	Midstream Infrastructure	13.21	5,817.0	76,842.0	0.9	3.0
Boston Properties Inc	BXP	REIT	Core Real Estate	124.66	453.2	56,499.3	0.7	2.4
Brandywine Realty Trust	BDN	REIT	Core Real Estate	17.83	505.6	9,014.1	0.1	4.0
Brixmor Property Group Inc	BRX	REIT	Core Real Estate	17.93	1,102.7	19,771.4	0.2	6.1
Buckeye Partners Lp	BPL	MLP	Midstream Infrastructure	46.56	3,412.2	158,870.5	1.9	10.8
Camden Property Trust	CPT	REIT	Core Real Estate	92.16	410.1	37,797.3	0.5	3.3
Caretrust Reit Ord Shs When Issued	CTRE	REIT	Social Infrastructure	17.70	129.6	2,293.3	0.0	4.2
Cbl & Associates Properties Inc	CBL	REIT	Core Real Estate	5.62	636.2	3,575.3	0.0	14.2
Chatham Lodging Trust	CLDT	REIT	Core Real Estate	22.43	533.4	11,964.0	0.1	5.9
Cheniere Energy Partners Lp	CQP	MLP	Midstream Infrastructure	27.97	1,014.9	28,387.7	0.3	6.3
Chesapeake Lodging Trust	CHSP	REIT	Core Real Estate	28.01	728.2	20,396.4	0.2	5.7
Colony Northstar Inc	CLNS	REIT	Diversified Real Estate	12.18	10,985.6	133,804.8	1.6	8.9
Columbia Property Trust Inc	CXP	REIT	Core Real Estate	22.06	362.7	8,002.2	0.1	3.6
Corecivic Inc	CXW	REIT	Social Infrastructure	22.55	201.1	4,535.2	0.1	7.5
Coresite Realty Corp	COR	REIT	Diversified Real Estate	115.46	55.6	6,414.0	0.1	3.4
Corporate Office Properties Trust	OFC	REIT	Core Real Estate	30.22	295.2	8,922.2	0.1	3.6
Cousins Properties Inc	CUZ	REIT	Diversified Real Estate	9.34	1,192.9	11,141.8	0.1	2.6
Crestwood Equity Partners Lp	CEQP	MLP	Midstream Infrastructure	25.25	87.3	2,205.3	0.0	9.5
Crown Castle International Corp	CCI	REIT	Physical Infrastructure	109.50	689.0	75,444.0	0.9	3.8
Cubsmart	CUBE	REIT	Physical Infrastructure	28.65	294.7	8,442.6	0.1	3.8
Cyrusone Inc	CONE	REIT	Core Real Estate	60.45	150.6	9,101.0	0.1	2.8
Dcp Midstream Lp	DCP	MLP	Midstream Infrastructure	35.72	1,400.5	50,025.7	0.6	8.7
Dct Industrial Trust Inc	DCT	REIT	Core Real Estate	59.70	274.8	16,402.7	0.2	2.4
Ddr Corp	DDR	REIT	Core Real Estate	7.64	1,347.8	10,297.4	0.1	9.9
Diamondrock Hospitality Co	DRH	REIT	Core Real Estate	11.26	2,338.4	26,330.8	0.3	4.4
Digital Realty Trust Inc	DLR	REIT	Core Real Estate	114.81	599.5	68,829.9	0.8	3.2
Douglas Emmett Inc	DEI	REIT	Core Real Estate	40.63	492.5	20,011.7	0.2	2.5
Duke Realty Corp	DRE	REIT	Core Real Estate	27.91	1,074.9	30,001.6	0.4	12.2
Easterly Government Properties Inc	DEA	REIT	Core Real Estate	21.60	125.9	2,718.5	0.0	4.8
Eastgroup Properties Inc	EGP	REIT	Core Real Estate	91.33	102.8	9,386.7	0.1	2.8
Education Realty Trust Inc	EDR	REIT	Core Real Estate	36.00	345.0	12,421.6	0.2	4.3
Empire State Realty Trust Inc	ESRT	REIT	Core Real Estate	20.37	464.1	9,454.6	0.1	2.1
Enbridge Energy Partners Lp	EEP	MLP	Midstream Infrastructure	14.19	6,289.4	89,246.3	1.1	9.9
Energy Transfer Equity Lp	ETE	MLP	Midstream Infrastructure	16.07	23,232.0	373,338.1	4.6	7.3
Energy Transfer Partners Lp	ETP	MLP	Midstream Infrastructure	16.47	32,073.2	528,244.8	6.5	13.7
Enlink Midstream Llc	ENLC	MLP	Midstream Infrastructure	16.50	1,735.9	28,643.1	0.4	3.5
Enlink Midstream Partners Lp	ENLK	MLP	Midstream Infrastructure	15.30	2,813.5	43,046.7	0.5	10.2
Enterprise Products Partners Lp	EPD	MLP	Midstream Infrastructure	24.94	24,555.4	612,410.8	7.5	6.8
Epr Properties	EPR	REIT	Diversified Real Estate	66.98	1,595.6	106,871.5	1.3	6.1
Eqst Midstream Partners Lp	EQM	MLP	Midstream Infrastructure	69.18	1,151.6	79,669.3	1.0	5.7
Equinix Inc	EQIX	REIT	Diversified Real Estate	452.39	133.0	60,183.3	0.7	1.8
Equity Commonwealth	EQC	REIT	Core Real Estate	30.17	365.1	11,014.1	0.1	0.0
Equity Lifestyle Properties Inc	ELS	REIT	Core Real Estate	91.26	387.3	35,349.5	0.4	2.1
Equity Residential	EQR	REIT	Core Real Estate	65.81	1,673.2	110,113.4	1.3	3.1
Essex Property Trust Inc	ESS	REIT	Core Real Estate	244.31	301.3	73,604.8	0.9	2.9
Extra Space Storage Inc	EXR	REIT	Physical Infrastructure	86.28	205.4	17,721.7	0.2	3.6
Federal Realty Investment Trust	FRT	REIT	Core Real Estate	130.29	261.1	34,014.7	0.4	3.1
First Corners Property Trust	FCPT	REIT	Core Real Estate	25.36	104.8	2,656.5	0.0	4.3
First Industrial Realty Trust Inc	FR	REIT	Core Real Estate	32.37	350.8	11,354.9	0.1	2.6
Forest City Realty Trust; Inc.	FCE.A	REIT	Diversified Real Estate	24.11	5,797.1	139,767.7	1.7	2.3
Franklin Street Properties Corp	FSP	REIT	Core Real Estate	10.68	34.3	366.6	0.0	7.1
Fs Investment Corp	FSIC	BDC	Direct Private	7.80	5,352.0	41,746.0	0.5	9.7
Gaming And Leisure	GLPI	REIT	Core Real Estate	36.21	346.1	12,532.0	0.2	7.0
Genesis Energy Lp	GEL	MLP	Midstream Infrastructure	22.21	2,827.8	62,806.4	0.8	9.0
Geo Group Inc	GEO	REIT	Social Infrastructure	24.48	219.4	5,371.5	0.1	7.7
Getty Realty Corp	GTY	REIT	Core Real Estate	28.02	142.8	4,002.0	0.0	4.6
Ggp Inc	GGP	REIT	Core Real Estate	23.43	3,337.5	78,198.5	1.0	3.8
Global Net Lease Inc	GNL	REIT	Diversified Real Estate	21.17	201.0	4,255.2	0.1	10.1
Golar Lng Partners Lp	GMLP	MLP	Midstream Infrastructure	19.95	1,113.6	22,215.5	0.3	11.6
Golub Capital Bdc Inc	GBDC	BDC	Direct Private	19.16	790.9	15,153.5	0.2	1.7
Government Properties Income Trust	GOV	REIT	Core Real Estate	18.29	161.9	2,961.2	0.0	9.4
Gramercy Property Trust	GPT	REIT	Core Real Estate	27.73	476.1	13,202.0	0.2	5.4
Hcp Inc	HCP	REIT	Social Infrastructure	26.78	776.2	20,786.4	0.3	5.5
Healthcare Realty Trust Inc	HR	REIT	Social Infrastructure	32.63	206.0	6,721.6	0.1	3.7
Healthcare Trust Of America Inc	HTA	REIT	Core Real Estate	30.54	598.5	18,278.2	0.2	4.0
Hercules Technology Growth Capital Inc	HTGC	BDC	Direct Private	13.34	1,639.5	21,870.6	0.3	9.3
Hersha Hospitality Trust	HT	REIT	Core Real Estate	17.42	499.6	8,703.5	0.1	6.4
Highwoods Properties Inc	HIW	REIT	Core Real Estate	51.49	299.4	15,415.9	0.2	3.4
Hospitality Properties Trust	HPT	REIT	Core Real Estate	30.11	1,933.9	58,228.3	0.7	6.9
Host Hotels & Resorts Inc	HST	REIT	Core Real Estate	19.84	8,736.0	173,322.1	2.1	4.0
Hudson Pacific Properties Inc	HPP	REIT	Core Real Estate	34.74	464.9	16,151.4	0.2	2.9
Independence Realty Trust Inc	IRT	REIT	Core Real Estate	10.10	378.6	3,823.4	0.0	7.1
Invitation Homes Inc	INVH	REIT	Core Real Estate	23.65	2,335.5	55,233.5	0.7	1.4
Iron Mountain Inc	IRM	REIT	Physical Infrastructure	40.12	443.7	17,800.3	0.2	5.9
Kilroy Realty Corp	KRC	REIT	Core Real Estate	75.27	289.5	21,789.2	0.3	2.3
Kimco Realty Corp	KIM	REIT	Core Real Estate	18.29	1,526.6	27,921.1	0.3	6.1
Kite Realty Group Trust	KRG	REIT	Core Real Estate	18.93	307.4	5,819.8	0.1	6.7
Lamar Advertising Co	LAMR	REIT	Diversified Real Estate	76.57	135.0	10,335.9	0.1	4.3
Lasalle Hotel Properties	LHO	REIT	Core Real Estate	28.05	1,349.4	37,851.3	0.5	6.4
Lexington Realty Trust	LXP	REIT	Diversified Real Estate	10.25	3,572.0	36,612.5	0.4	6.9
Liberty Property Trust	LPT	REIT	Core Real Estate	44.78	430.8	19,290.1	0.2	3.6
Life Storage; Inc	LSI	REIT	Physical Infrastructure	90.18	75.8	6,834.9	0.1	4.4
Ltc Properties Inc	LTC	REIT	Social Infrastructure	45.33	66.6	3,017.0	0.0	5.0
Macerich Co	MAC	REIT	Core Real Estate	65.75	493.9	32,476.6	0.4	4.5
Mack-Cali Realty Corp	CLI	REIT	Core Real Estate	21.61	270.5	5,846.2	0.1	3.7
Magellan Midstream Partners Lp	MMP	MLP	Midstream Infrastructure	67.10	3,185.1	213,718.0	2.6	5.4
Main Street Capital Corp	MAIN	BDC	Direct Private	40.46	802.3	32,459.7	0.4	8.2

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

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Medical Properties Trust Inc	MPW	REIT	Social Infrastructure	13.58	607.1	8,244.4	0.1	7.1
Mgm Growth Properties Llc A Ord	MGP	REIT	Diversified Real Estate	29.05	1,500.2	43,581.9	0.5	5.4
Mid-America Apartment Communities Inc	MAA	REIT	Core Real Estate	103.13	507.2	52,311.8	0.6	3.6
Mplx Lp	MPLX	MLP	Midstream Infrastructure	35.71	6,040.3	215,698.3	2.6	6.6
National Health Investors Inc	NHI	REIT	Social Infrastructure	78.24	68.6	5,364.1	0.1	4.9
National Retail Properties Inc	NNN	REIT	Core Real Estate	42.08	533.7	22,456.7	0.3	4.5
National Storage Affiliates Trust	NSA	REIT	Physical Infrastructure	26.07	74.1	1,932.3	0.0	4.3
New Mountain Finance Corp	NMFC	BDC	Direct Private	14.30	1,043.9	14,927.6	0.2	9.5
New Sr Investment Group	SNR	REIT	Social Infrastructure	7.79	141.6	1,103.2	0.0	13.4
Northstar Realty Europe Corp	NRE	REIT	Core Real Estate	14.23	17.8	253.1	0.0	4.2
Nustar Energy Lp	NS	MLP	Midstream Infrastructure	29.84	1,978.8	59,047.3	0.7	14.7
Omega Healthcare Investors Inc	OHI	REIT	Social Infrastructure	27.59	320.3	8,838.4	0.1	9.4
Outfront Media Inc	OUT	REIT	Diversified Real Estate	23.45	231.7	5,433.3	0.1	6.1
Paramount Group Inc	PGRE	REIT	Core Real Estate	15.74	712.1	11,208.2	0.1	2.4
Park Hotels & Resorts Inc	PK	REIT	Core Real Estate	28.41	2,577.5	73,227.2	0.9	6.1
Pebblebrook Hotel Trust	PEB	REIT	Core Real Estate	37.60	822.1	30,909.2	0.4	4.0
Pennsylvania Real Estate Investment Trust	PEI	REIT	Core Real Estate	10.83	276.2	2,991.7	0.0	3.7
Phillips 66 Partners Lp	PSXP	MLP	Midstream Infrastructure	47.20	1,125.1	53,102.5	0.7	5.5
Physicians Realty Trust	DOC	REIT	Social Infrastructure	18.02	297.2	5,355.1	0.1	5.1
Piedmont Office Realty Trust Inc	PDM	REIT	Core Real Estate	19.96	422.0	8,423.6	0.1	4.2
Plains All American Pipeline Lp	PAA	MLP	Midstream Infrastructure	19.78	13,236.1	261,810.6	3.2	6.1
Plains Gp Holdings Lp	PAGP	MLP	Midstream Infrastructure	20.63	4,744.5	97,879.7	1.2	5.8
Potlatch Corp	PCH	REIT	Commodities/Timber	50.55	67.2	3,398.7	0.0	3.2
Prologis Inc	PLD	REIT	Core Real Estate	66.16	1,561.0	103,277.4	1.3	2.7
Prospect Capital Corp	PSEC	BDC	Direct Private	6.76	14,198.1	95,978.8	1.2	10.7
Ps Business Parks Inc	PSB	REIT	Core Real Estate	129.85	81.3	10,560.0	0.1	2.6
Public Storage	PSA	REIT	Physical Infrastructure	210.84	286.3	60,364.9	0.7	3.8
Qts Realty Trust Inc	QTS	REIT	Diversified Real Estate	54.63	84.9	4,639.2	0.1	2.9
Quality Care Properties Inc	QCP	REIT	Social Infrastructure	14.68	156.5	2,297.8	0.0	0.0
Ramco-Gershenson Properties Trust	RPT	REIT	Core Real Estate	14.49	284.6	4,124.5	0.1	6.1
Realty Income Corp	O	REIT	Core Real Estate	55.58	1,001.4	55,656.7	0.7	4.6
Regency Centers Corp	REG	REIT	Core Real Estate	67.58	608.8	41,139.6	0.5	3.1
Retail Opportunity Invs Corp	ROIC	REIT	Core Real Estate	19.48	395.4	7,702.7	0.1	3.9
Retail Properties Of America Inc	RPAI	REIT	Core Real Estate	12.87	816.6	10,509.5	0.1	5.1
Rexford Industrial Realty Inc	REXR	REIT	Core Real Estate	30.94	228.4	7,067.8	0.1	1.9
Rice Midstream Partners Lp	RMP	MLP	Midstream Infrastructure	21.39	1,810.9	38,734.9	0.5	5.3
Rlj Lodging Trust	RLJ	REIT	Core Real Estate	21.45	1,982.5	42,525.4	0.5	2.1
Ryman Hospitality Properties Inc	RHP	REIT	Core Real Estate	68.25	615.1	41,983.5	0.5	4.7
Sabra Health Care Reit Inc	SBRA	REIT	Social Infrastructure	19.13	292.9	5,602.7	0.1	9.4
Sba Communications Corp	SBAC	REIT	Diversified Real Estate	165.19	199.2	32,903.1	0.4	0.0
Select Income Reit	SIR	REIT	Diversified Real Estate	25.25	1,073.6	27,108.9	0.3	8.1
Senior Housing Properties Trust	SNH	REIT	Social Infrastructure	19.06	393.5	7,500.1	0.1	8.2
Seritage Growth Properties Ord Shs Class A	SRG	REIT	Core Real Estate	40.50	103.6	4,196.0	0.1	2.5
Shell Midstream Partners Lp	SHLX	MLP	Midstream Infrastructure	26.82	1,874.4	50,272.3	0.6	4.7
Simon Property Group Inc	SPG	REIT	Core Real Estate	162.25	1,084.6	175,984.5	2.2	4.6
Sl Green Realty Corp	SLG	REIT	Core Real Estate	102.60	288.0	29,549.6	0.4	3.2
Spectra Energy Partners Lp	SEP	MLP	Midstream Infrastructure	41.00	1,662.5	68,161.0	0.8	7.1
Spirit Realty Capital Inc	SRC	REIT	Core Real Estate	8.45	1,629.2	13,766.9	0.2	8.5
Stag Industrial Inc	STAG	REIT	Core Real Estate	28.00	278.5	7,796.9	0.1	5.0
Store Capital Corp	STOR	REIT	Core Real Estate	25.81	677.5	17,485.7	0.2	4.8
Summit Hotel Properties Inc	INN	REIT	Core Real Estate	14.96	1,234.7	18,470.8	0.2	4.5
Sun Communities Inc	SUI	REIT	Core Real Estate	95.60	347.0	33,171.2	0.4	2.8
Sunstone Hotel Investors Inc	SHO	REIT	Core Real Estate	16.71	2,659.0	44,431.2	0.5	13.9
Tallgrass Energy Gp Lp	TEGP	MLP	Midstream Infrastructure	23.82	1,035.3	24,662.0	0.3	6.0
Tallgrass Energy Partners Lp	TEP	MLP	Midstream Infrastructure	44.27	868.4	38,444.5	0.5	8.5
Tanger Factory Outlet Centers Inc	SKT	REIT	Core Real Estate	25.08	339.6	8,517.9	0.1	5.5
Taubman Centers Inc	TCO	REIT	Core Real Estate	59.40	210.9	12,529.9	0.2	4.2
Tc Pipelines Lp	TCP	MLP	Midstream Infrastructure	52.02	738.2	38,399.0	0.5	7.7
Teekay Lng Partners Lp	TGP	MLP	Midstream Infrastructure	17.80	141.7	2,521.8	0.0	3.1
Terreno Realty Corp	TRNO	REIT	Core Real Estate	36.80	162.9	5,994.7	0.1	2.4
Tpg Specialty Lending Inc	TSLX	BDC	Direct Private	20.54	756.6	15,540.2	0.2	7.6
Triangle Capital Corp	TCAP	BDC	Direct Private	9.44	2,685.6	25,352.2	0.3	12.7
Udr Inc	UDR	REIT	Core Real Estate	39.03	1,209.4	47,202.5	0.6	3.2
Uniti Group Inc	UNIT	REIT	Physical Infrastructure	17.02	280.9	4,781.7	0.1	14.1
Urban Edge Properties	UE	REIT	Core Real Estate	25.00	414.6	10,365.7	0.1	3.5
Valero Energy Partners Common Units	VLP	MLP	Midstream Infrastructure	40.76	53.5	2,180.4	0.0	4.7
Ventas Inc	VTR	REIT	Social Infrastructure	63.31	593.1	37,551.0	0.5	4.9
Vereit Inc	VER	REIT	Core Real Estate	7.93	3,449.0	27,350.9	0.3	6.9
Viper Energy Partners Units	VNOM	MLP	Commodities/Timber	22.00	131.8	2,900.0	0.0	6.1
Vornado Realty Trust	VNO	REIT	Core Real Estate	76.99	556.7	42,862.1	0.5	3.1
W. P. Carey Inc	WPC	REIT	Diversified Real Estate	70.91	1,145.0	81,193.4	1.0	5.7
Washington Prime Group Inc.	WPG	REIT	Core Real Estate	7.01	696.5	4,882.2	0.1	14.3
Washington Real Estate Investment Trust	WRE	REIT	Diversified Real Estate	31.81	1,272.7	40,484.2	0.5	3.8
Weingarten Realty Investors	WRI	REIT	Core Real Estate	32.58	463.3	15,095.8	0.2	4.7
Welltower Inc	HCN	REIT	Social Infrastructure	66.32	617.2	40,933.9	0.5	5.2
Western Gas Equity Partners Lp	WGP	MLP	Midstream Infrastructure	36.68	829.2	30,413.6	0.4	5.9
Western Gas Partners Lp	WES	MLP	Midstream Infrastructure	46.30	2,505.0	115,980.3	1.4	7.8
Weyerhaeuser Co	WY	REIT	Commodities/Timber	35.43	1,237.1	43,832.2	0.5	3.6
Williams Partners Lp	WPZ	MLP	Midstream Infrastructure	36.88	4,523.6	166,830.1	2.0	6.5
Xenia Hotels & Resorts Inc	XHR	REIT	Core Real Estate	21.46	1,290.7	27,697.5	0.3	5.1

Tortoise Real Yield® Index **\$8,161,088.5** **100.0%** **6.3%**

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