



Tortoise Real Yield Index®

As of most recent rebalance date (3/8/2019)

Company name	Ticker	Security type	Sector	Price (\$)	Index shares (000s)	Index market cap ¹ (\$MM)	Weight (%)	Yield (%)
Acadia Realty Trust	AKR	REIT	Core Real Estate	27.52	218.7	6,017.9	0.1	4.1
Agree Realty Corp	ADC	REIT	Core Real Estate	66.25	96.3	6,376.9	0.1	3.4
Alexandria Real Estate Equities Inc	ARE	REIT	Core Real Estate	137.60	221.7	30,512.5	0.5	2.8
American Assets Trust Inc	AAT	REIT	Diversified Real Estate	45.30	609.6	27,613.3	0.4	2.5
American Campus Communities Inc	ACC	REIT	Core Real Estate	45.60	395.0	18,011.8	0.3	4.0
American Homes 4 Rent	AMH	REIT	Core Real Estate	22.09	855.8	18,904.9	0.3	0.9
American Tower Corp	AMT	REIT	Physical Infrastructure	181.61	467.8	84,949.3	1.3	2.0
Andeavor Logistics Lp	ANDX	MLP	Midstream Infrastructure	35.63	2,497.3	88,980.0	1.4	11.6
Antero Midstream Gp Lp	AMGP	MLP	Midstream Infrastructure	12.11	1,900.3	23,013.0	0.4	0.0
Antero Midstream Partners Lp	AM	MLP	Midstream Infrastructure	23.62	1,894.6	44,750.3	0.7	2.8
Apartment Investment And Management Co	AIV	REIT	Core Real Estate	49.42	423.2	20,914.5	0.3	3.3
Apple Hospitality Reit Inc	APLE	REIT	Core Real Estate	16.25	1,939.2	31,511.9	0.5	7.4
Ares Capital Corp	ARCC	BDC	Direct Private	17.26	49,388.0	852,437.6	13.1	0.5
Avalonbay Communities Inc	AVB	REIT	Core Real Estate	196.44	402.0	78,965.9	1.2	3.1
Boston Properties Inc	BXP	REIT	Core Real Estate	132.43	310.9	41,166.3	0.6	2.9
Brandywine Realty Trust	BDN	REIT	Core Real Estate	15.57	356.0	5,542.5	0.1	4.9
Brixmor Property Group Inc	BRX	REIT	Core Real Estate	17.07	789.3	13,472.8	0.2	6.6
Buckeye Partners Lp	BPL	MLP	Midstream Infrastructure	33.50	1,482.6	49,665.7	0.8	9.0
Camden Property Trust	CPT	REIT	Core Real Estate	99.12	278.7	27,629.2	0.4	3.2
Caretrust Reit Ord Shs When Issued	CTRE	REIT	Social Infrastructure	23.22	94.4	2,191.0	0.0	3.5
Chatham Lodging Trust	CLDT	REIT	Core Real Estate	18.77	411.3	7,720.3	0.1	7.0
Cheniere Energy Partners Lp	CQP	MLP	Midstream Infrastructure	43.70	3,606.9	157,621.8	2.4	5.4
Chesapeake Lodging Trust	CHSP	REIT	Core Real Estate	28.84	526.2	15,176.2	0.2	5.5
Columbia Property Trust Inc	CXP	REIT	Core Real Estate	22.01	233.6	5,141.4	0.1	3.6
Corecivic Inc	CXW	REIT	Social Infrastructure	19.48	133.3	2,597.5	0.0	9.0
Coresite Realty Corp	COR	REIT	Diversified Real Estate	101.21	40.1	4,057.4	0.1	4.3
Corporate Office Properties Trust	OFC	REIT	Core Real Estate	26.13	222.2	5,806.8	0.1	4.2
Cousins Properties Inc	CUZ	REIT	Diversified Real Estate	9.68	838.5	8,117.1	0.1	2.7
Crown Castle International Corp	CCI	REIT	Physical Infrastructure	120.96	445.6	53,902.5	0.8	3.7
Cubsmart	CUBE	REIT	Physical Infrastructure	30.60	202.2	6,186.0	0.1	4.2
Cyrusone Inc	CONE	REIT	Core Real Estate	49.91	115.5	5,765.7	0.1	3.7
Dcp Midstream Lp	DCP	MLP	Midstream Infrastructure	30.65	1,467.8	44,988.5	0.7	10.2
Diamondrock Hospitality Co	DRH	REIT	Core Real Estate	10.62	1,766.9	18,764.6	0.3	4.7
Digital Realty Trust Inc	DLR	REIT	Core Real Estate	111.99	416.0	46,583.5	0.7	3.9
Douglas Emmett Inc	DEI	REIT	Core Real Estate	39.30	338.8	13,315.6	0.2	2.6
Duke Realty Corp	DRE	REIT	Core Real Estate	29.89	717.0	21,430.5	0.3	2.9
Easterly Government Properties Inc	DEA	REIT	Core Real Estate	17.80	122.4	2,178.5	0.0	5.8
Eastgroup Properties Inc	EGP	REIT	Core Real Estate	106.88	72.6	7,761.5	0.1	2.7
Empire State Realty Trust Inc	ESRT	REIT	Core Real Estate	15.84	337.4	5,344.0	0.1	2.7
Enlink Midstream Llc	ENLC	MLP	Midstream Infrastructure	11.25	5,005.0	56,306.6	0.9	9.8
Enterprise Products Partners Lp	EPD	MLP	Midstream Infrastructure	28.07	21,681.1	608,588.8	9.4	6.2
Epr Properties	EPR	REIT	Diversified Real Estate	74.07	980.1	72,593.3	1.1	6.1
Eqm Midstream Partners Lp	EQM	MLP	Midstream Infrastructure	40.67	1,201.5	48,864.4	0.8	11.1
Equinix Inc	EQIX	REIT	Diversified Real Estate	430.38	87.2	37,545.8	0.6	2.3
Equity Commonwealth	EOC	REIT	Core Real Estate	32.91	242.5	7,979.2	0.1	0.0
Equity Lifestyle Properties Inc	ELS	REIT	Core Real Estate	111.54	255.4	28,488.5	0.4	2.2
Equity Residential	EQR	REIT	Core Real Estate	73.64	1,074.2	79,105.8	1.2	2.9
Essex Property Trust Inc	ESS	REIT	Core Real Estate	283.50	190.4	53,968.1	0.8	2.8
Extra Space Storage Inc	EXR	REIT	Physical Infrastructure	97.06	136.0	13,202.8	0.2	3.5
Federal Realty Investment Trust	FRT	REIT	Core Real Estate	131.83	195.4	25,760.5	0.4	3.1
First Corners Property Trust	FCPT	REIT	Core Real Estate	28.20	72.9	2,055.6	0.0	4.1
First Industrial Realty Trust Inc	FR	REIT	Core Real Estate	33.97	251.8	8,552.2	0.1	2.7
Gaming And Leisure	GLPI	REIT	Core Real Estate	35.86	234.3	8,402.5	0.1	7.6
Genesis Energy Lp	GEL	MLP	Midstream Infrastructure	21.92	1,230.1	26,964.7	0.4	10.0
Geo Group Inc	GEO	REIT	Social Infrastructure	20.35	135.2	2,750.6	0.0	9.4
Global Net Lease Inc	GNL	REIT	Diversified Real Estate	17.81	163.2	2,907.0	0.0	12.0
Golar Lng Partners Lp	GMLP	MLP	Midstream Infrastructure	12.45	743.9	9,261.5	0.1	13.0
Hcp Inc	HCP	REIT	Social Infrastructure	30.37	518.1	15,735.3	0.2	4.9
Healthcare Realty Trust Inc	HR	REIT	Social Infrastructure	31.29	136.4	4,269.1	0.1	3.8
Healthcare Trust Of America Inc	HTA	REIT	Core Real Estate	27.90	415.3	11,586.3	0.2	4.4
Hercules Technology Growth Capital Inc	HTGC	BDC	Direct Private	13.23	11,661.9	154,286.5	2.4	9.4
Hersha Hospitality Trust	HT	REIT	Core Real Estate	17.77	344.8	6,127.0	0.1	6.3
Highwoods Properties Inc	HIW	REIT	Core Real Estate	44.73	212.3	9,495.0	0.1	4.2
Hospitality Properties Trust	HPT	REIT	Core Real Estate	26.13	1,424.7	37,226.8	0.6	8.1
Host Hotels & Resorts Inc	HST	REIT	Core Real Estate	19.29	6,385.8	123,181.2	1.9	4.1
Hudson Pacific Properties Inc	HPP	REIT	Core Real Estate	33.27	309.8	10,308.4	0.2	3.0
Independence Realty Trust Inc	IRT	REIT	Core Real Estate	10.30	260.1	2,679.4	0.0	7.0
Invitation Homes Inc	INVH	REIT	Core Real Estate	23.44	1,501.4	35,193.5	0.5	2.2
Iron Mountain Inc	IRM	REIT	Physical Infrastructure	34.78	312.2	10,857.2	0.2	7.0
Kilroy Realty Corp	KRC	REIT	Core Real Estate	73.95	201.9	14,929.6	0.2	2.5
Kimco Realty Corp	KIM	REIT	Core Real Estate	17.32	1,111.4	19,249.6	0.3	6.5
Kite Realty Group Trust	KRG	REIT	Core Real Estate	15.12	226.0	3,417.0	0.1	8.4
Lamar Advertising Co	LAMR	REIT	Diversified Real Estate	77.45	91.8	7,111.1	0.1	5.0
Lexington Realty Trust	LXP	REIT	Diversified Real Estate	8.81	3,212.0	28,297.5	0.4	4.7
Liberty Property Trust	LPT	REIT	Core Real Estate	48.14	292.3	14,071.8	0.2	3.4
Life Storage; Inc	LSI	REIT	Physical Infrastructure	94.89	50.4	4,786.8	0.1	4.2
Ltc Properties Inc	LTC	REIT	Social Infrastructure	43.72	43.9	1,918.2	0.0	5.2
Macerich Co	MAC	REIT	Core Real Estate	42.00	376.6	15,816.4	0.2	7.1
Mack-Cali Realty Corp	CLI	REIT	Core Real Estate	20.83	181.7	3,784.1	0.1	3.8
Magellan Midstream Partners Lp	MMP	MLP	Midstream Infrastructure	59.90	2,310.8	138,417.7	2.1	6.7
Main Street Capital Corp	MAIN	BDC	Direct Private	37.08	7,303.9	270,828.1	4.2	6.5
Medical Properties Trust Inc	MPW	REIT	Social Infrastructure	18.04	402.8	7,265.9	0.1	5.5
Mgm Growth Properties Llc A Ord	MGP	REIT	Diversified Real Estate	29.59	1,160.3	34,333.7	0.5	6.0
Mid-America Apartment Communities Inc	MAA	REIT	Core Real Estate	105.42	330.3	34,817.5	0.5	3.6
Mplx Lp	MPLX	MLP	Midstream Infrastructure	33.27	7,985.1	265,664.1	4.1	7.8
National Health Investors Inc	NHI	REIT	Social Infrastructure	77.40	46.4	3,589.8	0.1	5.4
National Retail Properties Inc	NNN	REIT	Core Real Estate	52.15	422.9	22,052.9	0.3	3.8
National Storage Affiliates Trust	NSA	REIT	Physical Infrastructure	27.72	61.2	1,695.3	0.0	4.3
New Mountain Finance Corp	NMFC	BDC	Direct Private	13.40	9,302.5	124,653.7	1.9	10.1
Nustar Energy Lp	NS	MLP	Midstream Infrastructure	26.72	1,056.4	28,226.5	0.4	9.0
Omega Healthcare Investors Inc	OHI	REIT	Social Infrastructure	35.75	222.3	7,947.6	0.1	7.4
Outfront Media Inc	OUT	REIT	Diversified Real Estate	21.93	152.1	3,335.6	0.1	6.6
Paramount Group Inc	PGRE	REIT	Core Real Estate	14.26	469.5	6,695.5	0.1	2.8
Park Hotels & Resorts Inc	PK	REIT	Core Real Estate	30.62	1,725.2	52,826.3	0.8	5.9
Pebblebrook Hotel Trust	PEB	REIT	Core Real Estate	31.62	1,002.3	31,693.3	0.5	1.7
Pennsylvania Real Estate Investment Trust	PEI	REIT	Core Real Estate	5.74	39.3	225.5	0.0	14.6
Phillips 66 Partners Lp	PSXP	MLP	Midstream Infrastructure	50.53	1,220.2	61,658.7	0.9	6.6
Physicians Realty Trust	DOC	REIT	Social Infrastructure	17.82	199.0	3,545.5	0.1	5.2
Piedmont Office Realty Trust Inc	PDM	REIT	Core Real Estate	20.28	253.7	5,145.0	0.1	4.1
Plains All American Pipeline Lp	PAA	MLP	Midstream Infrastructure	23.71	7,216.3	171,097.6	2.6	5.1
Plains Gp Holdings Lp	PAGP	MLP	Midstream Infrastructure	23.54	1,581.2	37,221.5	0.6	5.1
Potlatch Corp	PCH	REIT	Commodities/Timber	35.27	69.7	2,456.9	0.0	4.5
Prologis Inc	PLD	REIT	Core Real Estate	69.94	1,266.8	88,602.9	1.4	3.0
Prospect Capital Corp	PSEC	BDC	Direct Private	6.54	43,650.5	285,474.2	4.4	11.0
Ps Business Parks Inc	PSB	REIT	Core Real Estate	153.13	53.7	8,216.7	0.1	2.7

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

Tortoise Real Yield Index[®]
As of most recent rebalance date (3/8/2019)

Company name	Ticker	Security type	Sector	Price (\$)	Index shares (000s)	Index market cap ¹ (\$MM)	Weight (%)	Yield (%)
Public Storage	PSA	REIT	Physical Infrastructure	214.32	188.4	40,376.8	0.6	3.7
Qts Realty Trust Inc	QTS	REIT	Diversified Real Estate	41.55	58.9	2,448.9	0.0	4.2
Ramco-Gershenson Properties Trust	RPT	REIT	Core Real Estate	11.42	223.1	2,547.8	0.0	7.7
Realty Income Corp	O	REIT	Core Real Estate	69.75	787.5	54,929.9	0.8	3.9
Regency Centers Corp	REG	REIT	Core Real Estate	63.77	443.9	28,310.4	0.4	3.7
Retail Opportunity Invs Corp	ROIC	REIT	Core Real Estate	16.86	304.0	5,125.1	0.1	4.7
Retail Properties Of America Inc	RPAI	REIT	Core Real Estate	11.88	571.4	6,788.6	0.1	5.6
Rexford Industrial Realty Inc	REXR	REIT	Core Real Estate	34.02	194.3	6,610.5	0.1	2.2
Rlj Lodging Trust	RLJ	REIT	Core Real Estate	18.16	1,510.7	27,433.6	0.4	7.3
Ryman Hospitality Properties Inc	RHP	REIT	Core Real Estate	81.22	435.4	35,362.9	0.5	4.4
Sabra Health Care Reit Inc	SBRA	REIT	Social Infrastructure	17.46	199.1	3,476.1	0.1	10.3
Sba Communications Corp	SBAC	REIT	Diversified Real Estate	183.47	121.3	22,249.8	0.3	0.0
Senior Housing Properties Trust	SNH	REIT	Social Infrastructure	12.05	277.5	3,343.3	0.1	12.9
Seritage Growth Properties Ord Shs Class A	SRG	REIT	Core Real Estate	45.29	93.1	4,218.2	0.1	2.2
Shell Midstream Partners Lp	SHLX	MLP	Midstream Infrastructure	18.64	2,196.9	40,949.8	0.6	8.6
Simon Property Group Inc	SPG	REIT	Core Real Estate	174.22	831.0	144,780.6	2.2	4.7
SI Green Realty Corp	SLG	REIT	Core Real Estate	90.36	168.1	15,193.5	0.2	3.8
Spirit Realty Capital Inc	SRC	REIT	Core Real Estate	37.46	228.2	8,546.7	0.1	6.7
Stag Industrial Inc	STAG	REIT	Core Real Estate	27.83	224.6	6,251.8	0.1	5.1
Store Capital Corp	STOR	REIT	Core Real Estate	32.29	578.8	18,690.8	0.3	4.1
Summit Hotel Properties Inc	INN	REIT	Core Real Estate	11.29	896.8	10,125.4	0.2	6.4
Sun Communities Inc	SUI	REIT	Core Real Estate	115.98	246.7	28,613.6	0.4	2.6
Sunstone Hotel Investors Inc	SHO	REIT	Core Real Estate	14.85	1,980.2	29,405.9	0.5	1.3
Tanger Factory Outlet Centers Inc	SKT	REIT	Core Real Estate	20.47	254.1	5,202.3	0.1	6.9
Taubman Centers Inc	TCO	REIT	Core Real Estate	51.21	164.4	8,419.6	0.1	5.3
Tc Pipelines Lp	TCP	MLP	Midstream Infrastructure	34.80	694.3	24,162.1	0.4	7.5
Terreno Realty Corp	TRNO	REIT	Core Real Estate	40.62	122.4	4,972.4	0.1	2.4
Tpg Specialty Lending Inc	TSLX	BDC	Direct Private	19.72	7,714.1	152,122.7	2.3	7.9
Udr Inc	UDR	REIT	Core Real Estate	44.89	793.6	35,626.4	0.5	2.9
Uniti Group Inc	UNIT	REIT	Physical Infrastructure	8.32	209.3	1,741.1	0.0	28.8
Urban Edge Properties	UE	REIT	Core Real Estate	18.73	308.2	5,773.3	0.1	4.7
Ventas Inc	VTR	REIT	Social Infrastructure	61.99	387.5	24,023.8	0.4	5.1
Vereit Inc	VER	REIT	Core Real Estate	8.07	2,529.1	20,409.7	0.3	6.8
Vornado Realty Trust	VNO	REIT	Core Real Estate	67.64	380.7	25,747.7	0.4	3.9
W. P. Carey Inc	WPC	REIT	Diversified Real Estate	75.23	2,159.1	162,429.0	2.5	5.5
Washington Prime Group Inc.	WPG	REIT	Core Real Estate	5.17	534.0	2,760.8	0.0	19.3
Washington Real Estate Investment Trust	WRE	REIT	Diversified Real Estate	27.25	1,017.7	27,731.0	0.4	4.4
Weingarten Realty Investors	WRI	REIT	Core Real Estate	26.94	350.7	9,446.9	0.1	5.9
Welltower Inc	WELL	REIT	Social Infrastructure	74.97	414.2	31,056.2	0.5	4.6
Western Gas Partners Lp	WES	MLP	Midstream Infrastructure	32.46	4,580.8	148,691.8	2.3	7.4
Weyerhaeuser Co	WY	REIT	Commodities/Timber	24.66	827.0	20,393.6	0.3	5.5
Xenia Hotels & Resorts Inc	XHR	REIT	Core Real Estate	19.31	964.9	18,632.7	0.3	5.7
Tortoise Real Yield Index[®]						\$6,505,523.5	100.0%	5.3%

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



Tortoise Real Yield Index®

As of most recent rebalance date (3/8/2019)

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