

## Weekly REITcap

## Week ended January 19, 2024

## Industry Overview

## US HG REITs outperformed this week

The ICE BofA US REITs Index outperformed the ICE BofA US Corp Master Index, returning -0.6% vs. -0.8% for US HG this week. On the quality spectrum, single A and BBB rated REITs returned -0.7% and -0.5%, respectively, whereas single A and BBB rated US Corp returned -0.8% and -0.7%, respectively. REITs equities underperformed, returning -2.5%, compared to the S&P 500, which returned 0.0% this week.

## This week's best and worst performers

This week's best performing credit in the ICE BofA US HG REIT Index was SCGAU's 5.125% notes due 2030, returning 1.3%, followed by HPP's 3.95% notes due 2027, returning 1.1%. This week's worst performing credit was PLD's 2.125% notes due 2050, returning -3.6%, followed by NNN's 3.50% notes due 2051, returning -3.0%.

## This week in HG REITs

New issuance continued this week with Extra Space Storage (EXR – not rated) issuing \$600mn of 5.4% senior unsecured notes due 2034, upsized from \$400mn and pricing 30bps inside IPT at +135bps on January 16<sup>th</sup>. On January 18<sup>th</sup>, Prologis (PLD – not rated) issued a two-part \$1.25bn offering with \$800mn of 5.0% senior unsecured notes due 2034 and \$450mn of 5.25% senior unsecured notes due 2054 pricing 28bps and 37bps inside IPT at +92bps and +98bps, respectively. Our BofA REITs equity research team hosted several industry update calls this week, including two office calls with Savills and Avison Young. Available sublet space has experienced two quarters of decline after seeing six quarters of increases beginning in 4Q21, though 2023 as a whole was the lowest year of leasing activity since 2020. Landlords are offering record concessions to existing tenants to secure long-term commitments and stabilize properties. Cap rates for trophy office assets are ~8.5%-10%. On its industrial market update call with Avison Young, speakers expected a moderate start to 2024 with strong rent growth in 2H24 driven by lower deliveries. Vacancies are slightly above the historical trend at 6.9%, driven by elevated deliveries, though Avison Young expects space availability to peak in late spring 2024. Longer-term supply risk continues to be mitigated by high financing, construction, and land costs. On January 19<sup>th</sup>, we co-hosted BofA's quarterly state of CRE lending, CMBS & debt markets conference call alongside our CMBS strategy team and real estate banking and structured finance teams. Sentiment amongst market participants has become less bearish over the past months, and loan refi expectations are less dire. Fed stability, regardless of rate cut timing, should spur transaction activity and lead to price discovery. Our CMBS team expects a 30% increase in private label issuance this year. Loan extensions and modifications are expected to continue in 2024, which should limit near-term stress. Lower financing costs and strong demand have driven healthy activity in corporate bond and CMBS markets YTD which should continue through 1H24. Inside, we include an earnings summary for PLD and our 4Q23 earnings calendar (Exhibit 29). Next week there are no HG REIT earnings, which resume the week of January 29<sup>th</sup> with five companies (ARE, AVB, BXP, CPT, EQR) reporting.

## 19 January 2024

High Grade Credit  
United States  
REITs

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## Glossary:

IPT – initial price talk

CRE – commercial real estate

CMBS – commercial mortgage  
backed securities

LQA – last quarter annualized

FCC – fixed charge coverage

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Timestamp: 19 January 2024 02:52PM EST

## 4Q23 Earnings Recap

### Prologis Inc. (PLD)

**4Q23 results in-line with expectations.** On January 17<sup>th</sup>, PLD (not rated) reported 4Q23 Core FFO of \$1.20bn (-3% q/q; +2% y/y) in-line with consensus of \$1.20bn and reported Adj. EBITDA of \$1.72bn (+7% q/q; +6% y/y). Adjusting for the \$3.1bn portfolio acquisition from Blackstone in June 2023, PF LTM 4Q23 leverage (incl. Pfds) increased to 4.9x (4.9x net) from 4.7x (4.6x net) at PF 3Q23. LQA 4Q23 leverage (incl. Pfds) increased to 5.5x (5.4x net) from 5.1x (5.0x net) at 3Q23. FCC excl. development gains decreased to 7.3x from 7.6x at 3Q23. Liquidity decreased to \$6.0bn (\$530mn cash + \$5.5bn available under \$6.5bn revolvers) from \$6.9bn (\$741mn cash + \$6.1bn available under \$6.4bn revolvers) at 3Q23.

**Operating results.** GAAP leasing spreads decreased to +74.1% from +84.0% in 3Q23 but increased from +50.6% in 4Q22. Cash spreads decreased to +51.8% from +54.2% in 3Q23 but increased from +32.4% in 4Q22. SS GAAP NOI decreased to +7.8% from +9.3% in 3Q23 but increased from +7.7% in 4Q22. SS cash NOI decreased to +8.5% from +9.5% in 3Q23 and +9.1% in 4Q22. Total avg. occupancy was 97.1% (flat q/q; -90bps y/y). 4Q23 investments totaled \$3.8bn, including \$2.0bn of development starts, \$495mn of total acquisitions (\$474mn building) and \$1.2bn of development stabilizations. Quarter end development pipeline totaled \$7.9bn (PLD's share), of which \$3.3bn remains to be funded with \$1.5bn to be funded in 2024.

**Outlook.** PLD provided its 2024 Core FFO/sh guidance of \$5.42-\$5.56/sh (-2.1% y/y) in-line with consensus of \$5.49/sh. Guidance assumes average occupancy of 96.5%-97.5% (-43bps y/y), cash SS NOI growth of +8.0%-9.0% (-153bps y/y), strategic capital revenue (excl. promote revenue) of \$530mn-\$550mn (+2.8% y/y), development starts of \$3.0-\$3.5bn (-4.3% y/y), development stabilizations of \$3.6-\$4.0bn (+20.6% y/y), and acquisitions of \$500mn-\$1.0bn (+2.3% y/y).

## Notable Credit News

### REG upsizes revolver by \$250mn to \$1.5bn

On January 18<sup>th</sup>, Regency Centers (REG – not rated) announced it upsized its revolver by \$250mn to \$1.5bn and extended the maturity by three years to 2028. The revolver has a \$1.5bn accordion feature and two six-month extension options.

# Sector Performance and Relative Value

## Exhibit 1: US REITs Sector Performance

US REITs underperformed the US Corp Index this week

ICE BofA Indices	Avg. \$ Value	Rating	Current Levels STW	YTW	Weight IG	REITs	% Total Return YTD	QTD	1-wk
US REITs Index	\$90.4	BBB1	124	5.4%	3%	100%	-0.6%	-0.6%	-0.6%
US Corp Master	\$92.2	A3	102	5.3%	100%	n.a.	-1.1%	-1.1%	-0.8%
5yr US Treasury	\$101.5	n.a.	n.a.	4.0%	n.a.	n.a.	-0.6%	-0.6%	-0.5%
10yr US Treasury	\$102.9	n.a.	n.a.	4.1%	n.a.	n.a.	-1.8%	-1.8%	-1.2%
30yr US Treasury	\$106.4	n.a.	n.a.	4.4%	n.a.	n.a.	-4.9%	-4.9%	-2.8%

### ICE BofA US Corp by Rating

REITs - A	\$91.5	n.a.	82	5.0%	1%	24%	-1.0%	-1.0%	-0.7%
REITs - BBB	\$90.0	n.a.	139	5.6%	2%	76%	-0.5%	-0.5%	-0.5%
US Corp AAA	\$86.4	n.a.	35	4.7%	1%	n.a.	-1.7%	-1.7%	-1.1%
US Corp AA	\$90.1	n.a.	53	4.9%	8%	n.a.	-1.4%	-1.4%	-0.9%
US Corp A	\$92.5	n.a.	87	5.2%	43%	n.a.	-1.1%	-1.1%	-0.8%
US Corp BBB	\$92.5	n.a.	127	5.5%	47%	n.a.	-1.0%	-1.0%	-0.7%
US HY Cash Pay BB	\$94.5	n.a.	241	6.6%	n.a.	n.a.	-0.6%	-0.6%	-0.4%

### Equity Indices

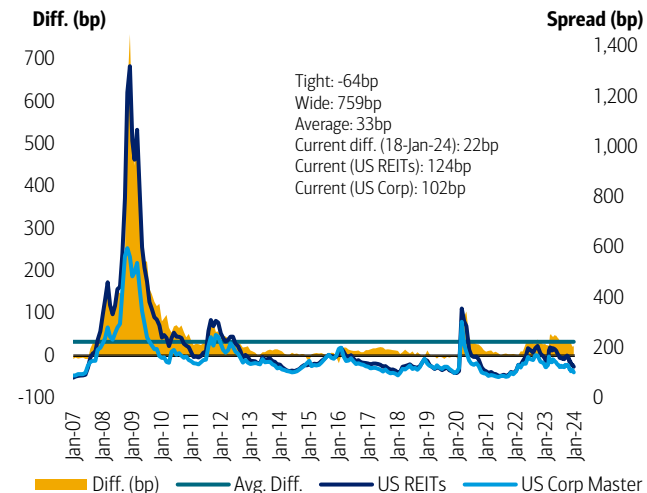
MSCI US REIT Index	-3.6%	3.0%	-2.5%
S&P 500 Total Return Index	0.3%	0.3%	0.0%

Source: ICE Data Indices, LLC as of January 11, 2024

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## Exhibit 2: US REITs vs. US Corp Master

Current diff. between US REITs and US Corp is 22bps vs. avg. of 33bps.

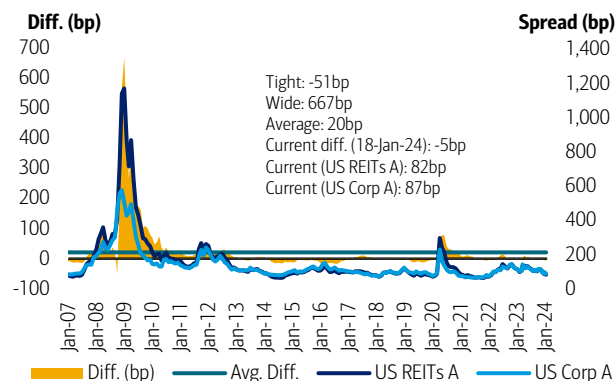


Source: BofA Global Research, ICE Data Indices, LLC

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## Exhibit 3: US REITs A vs. US Corp A

Current diff. between US REITs A and US Corp A is -5bps vs. avg. of 20bps.

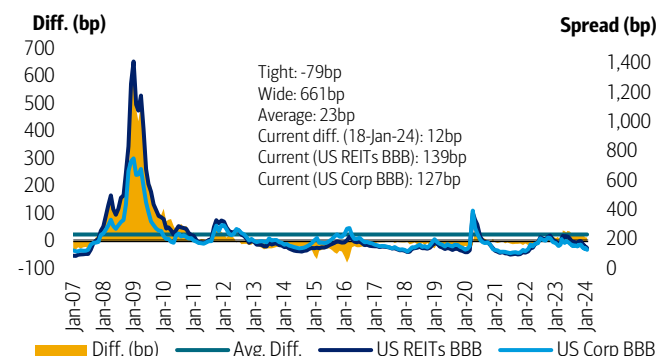


Source: BofA Global Research, ICE Data Indices, LLC

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## Exhibit 4: US REITs BBB vs. US Corp BBB

Current diff. between US REITs BBB and US Corp BBB is 12bps vs. avg. of 23bps.

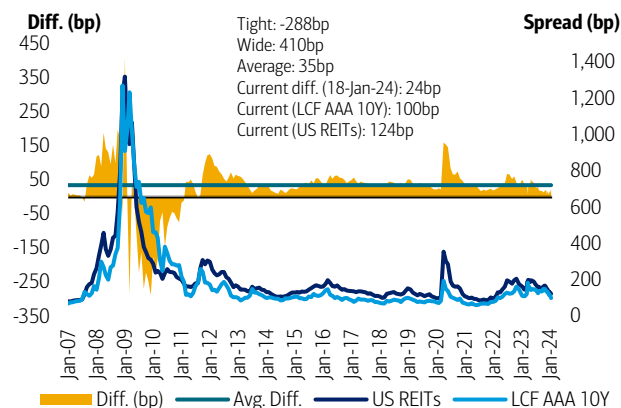


Source: BofA Global Research, ICE Data Indices, LLC

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## Exhibit 5: US REITs vs CMBS 10yr

Current diff. between US REITs and CMBS 10yr is 24bps vs. avg. of 35bps.



Source: BofA Global Research, ICE Data Indices, LLC

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# Best & Worst Performers

## Exhibit 6: Best & Worst Performing Credits — 1-Week

Best performing credit this week is SCGAU 5.125% '30s at 1.3% and worst performing is PLD 2.125% '50s at -3.6%

Gainers			Laggards		
Ticker	Description	% TR	Ticker	Description	% TR
1. SCGAU	5.125% Scentre Group Trust 2 Sub notes '09/30	1.3%	1. PLD	2.125% Prologis L.P. '10/50	-3.6%
2. HPP	3.950% Hudson Pacific Properties LP '11/27	1.1%	2. NNN	3.500% National Retail Properties Inc. '04/51	-3.0%
3. SITC	3.625% Site Centers Corp '02/25	0.8%	3. O	4.650% Realty Income Corporation '03/47	-2.9%
4. FUNOTR	6.950% Trust Fibrauno '01/44	0.8%	4. EQIX	2.950% Equinix Inc. '09/51	-2.8%
5. KRG	4.000% Kite Realty Group L.P. '10/26	0.7%	5. ARE	3.000% Alexandria Real Estate Equities Inc. '05/51	-2.4%
6. OHI	4.500% Omega Healthcare Investors Inc. '01/25	0.4%	6. WY	4.000% Weyerhaeuser Company '03/52	-2.2%
7. ULFP	2.875% WEA Finance LLC '01/27	0.4%	7. EQR	4.000% ERP Operating Limited Partnership '08/47	-2.2%
8. NNN	4.000% National Retail Properties Inc. '11/25	0.4%	8. CCI	3.250% Crown Castle Inc '01/51	-2.2%
9. SPG	6.750% Simon Property Group L.P. '02/40	0.4%	9. KIM	4.450% Kimco Realty Corporation '09/47	-2.2%
10. STOR	2.700% STORE Capital Corp '12/31	0.4%	10. AVB	4.350% AvalonBay Communities Inc. '04/48	-2.2%

Source: BofA Global Research, ICE Data, LLC

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## Exhibit 7: Best & Worst Performing Credits — Last 30 days

Best performing credit over last 30 days is HPP 4.650% '29s at 5.8% and worst performing is PLD 3.050% '50s at -5.4%

Gainers			Laggards		
Ticker	Description	% TR	Ticker	Description	% TR
1. HPP	4.650% Hudson Pacific Properties LP '04/29	5.8%	1. PLD	3.050% Prologis L.P. '03/50	-5.4%
2. FUNOTR	6.950% Trust Fibrauno '01/44	2.7%	2. EQIX	3.400% Equinix Inc. '02/52	-5.0%
3. STOR	2.700% STORE Capital Corp '12/31	2.3%	3. MAA	2.875% Mid-America Apartments L.P. '09/51	-4.3%
4. KRC	4.250% Kilroy Realty L.P. '08/29	2.1%	4. CPT	3.350% Camden Property Trust '11/49	-4.2%
5. PDM	9.250% Piedmont Operating Partnership L.P. '07/28	2.0%	5. ESS	2.650% Essex Portfolio Lp '09/50	-3.8%
6. HIW	7.650% Highwoods Realty LP '02/34	2.0%	6. NNN	3.500% National Retail Properties Inc. '04/51	-3.8%
7. BNL	2.600% Broadstone Net Lease Inc '09/31	1.5%	7. EQR	4.000% ERP Operating Limited Partnership '08/47	-3.7%
8. OHI	4.750% Omega Healthcare Investors Inc. '01/28	1.5%	8. ARE	3.000% Alexandria Real Estate Equities Inc. '05/51	-3.6%
9. SCGAU	4.750% Scentre Group Trust 2 Sub notes '09/26	1.3%	9. AVB	4.150% AvalonBay Communities Inc. '07/47	-3.3%
10. EPR	3.750% EPR Properties '08/29	1.3%	10. O	4.650% Realty Income Corporation '03/47	-3.3%

Source: BofA Global Research, ICE Data, LLC

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## Exhibit 8: Best & Worst Performing Credits — YTD

Best performing credit YTD is HPP 3.250% '30s at 4.0% and worst performing is PLD 2.125% '50s at -5.1%

Gainers			Laggards		
Ticker	Description	% TR	Ticker	Description	% TR
1. HPP	3.250% Hudson Pacific Properties LP '01/30	4.0%	1. PLD	2.125% Prologis L.P. '10/50	-5.1%
2. FUNOTR	6.950% Trust Fibrauno '01/44	1.9%	2. CPT	3.350% Camden Property Trust '11/49	-4.7%
3. STOR	2.700% STORE Capital Corp '12/31	1.6%	3. EQIX	3.400% Equinix Inc. '02/52	-4.4%
4. HIW	7.650% Highwoods Realty LP '02/34	1.3%	4. AVB	3.900% AvalonBay Communities Inc. '10/46	-4.3%
5. KRC	4.250% Kilroy Realty L.P. '08/29	1.3%	5. MAA	2.875% Mid-America Apartments L.P. '09/51	-4.1%
6. SCGAU	5.125% Scentre Group Trust 2 Sub notes '09/30	1.3%	6. O	4.650% Realty Income Corporation '03/47	-3.8%
7. SITC	3.625% Site Centers Corp '02/25	1.2%	7. VICI	4.750% VICI Properties LP '05/52	-3.7%
8. KRG	4.750% Kite Realty Group L.P. '09/30	1.1%	8. ARE	3.000% Alexandria Real Estate Equities Inc. '05/51	-3.5%
9. OHI	4.500% Omega Healthcare Investors Inc. '01/25	0.8%	9. PSA	5.350% Public Storage '08/53	-3.5%
10. BNL	2.600% Broadstone Net Lease Inc '09/31	0.8%	10. FRT	3.625% Federal Realty Investment Trust '08/46	-3.4%
11. PECO	2.625% Phillips Edison Grocery Center Operating Partnership I L P '11/31	0.8%	11. WELL	5.125% Welltower Inc '03/43	-3.2%
12. ULFP	2.875% WEA Finance LLC '01/27	0.7%	12. KIM	3.700% Kimco Realty Corporation '10/49	-3.2%
13. MAA	2.750% Mid-America Apartments L.P. '03/30	0.6%	13. NNN	3.000% National Retail Properties Inc. '04/52	-3.2%
14. AVB	3.500% AvalonBay Communities Inc. '11/25	0.6%	14. WY	4.000% Weyerhaeuser Company '03/52	-3.1%
15. EPR	4.750% EPR Properties '12/26	0.6%	15. AMT	2.950% American Towers Corporation '01/51	-3.0%
16. HST	4.000% Host Hotels & Resorts L.P. '06/25	0.6%	16. EQR	4.000% ERP Operating Limited Partnership '08/47	-3.0%
17. NNN	3.500% National Retail Properties Inc. '10/27	0.5%	17. AMH	3.375% American Homes 4 Rent L P '07/51	-2.8%
18. VTR	4.125% Ventas Realty L.P./Ventas Capital Corp. '01/26	0.5%	18. ESS	2.650% Essex Portfolio Lp '09/50	-2.8%
19. BRX	3.850% Brixmor Operating Partnership LP '02/25	0.5%	19. CCI	4.000% Crown Castle Inc '11/49	-2.6%
20. SKT	3.125% Tanger Properties Limited Partnership '09/26	0.4%	20. SPG	3.800% Simon Property Group L.P. '07/50	-2.4%

Source: BofA Global Research, ICE Data, LLC

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**Exhibit 9: Best & Worst Performing Equities — 1-Week**

Best performing equity this week is DLR at 0.4% and worst performing is SAFE at -10.5%

Gainers			Laggards		
Ticker	Description	% TR	Ticker	Description	% TR
1. DLR	Digital Realty Trust Inc	0.4%	1. SAFE	Safehold Inc	-10.5%
2. PSA	Public Storage	0.2%	2. BDN	Brandywine Realty Trust	-10.5%
3. CUBE	CubeSmart	0.2%	3. KRC	Kilroy Realty Corp	-7.2%
4. PECO	Phillips Edison & Co Inc	-0.4%	4. HPP	Hudson Pacific Properties Inc	-7.0%
5. VTR	Ventas Inc	-0.7%	5. VNO	Vornado Realty Trust	-5.5%
6. EQIX	Equinix Inc	-0.9%	6. SRC	Spirit Realty Capital Inc	-5.4%
7. SKT	Tanger Factory Outlet Centers	-1.0%	7. O	Realty Income Corp	-5.3%
8. WELL	Welltower Inc	-1.1%	8. HIW	Highwoods Properties Inc	-5.3%
9. HST	Host Hotels & Resorts Inc	-1.2%	9. LXP	LXP Industrial Trust	-5.0%
10. GLPI	Gaming and Leisure Properties	-1.2%	10. AAT	American Assets Trust Inc	-4.9%

Source: BofA Global Research, Bloomberg

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**Exhibit 10: Best & Worst Performing Equities — Last 30 days**

Best performing equity over last 30 days is HST at 4.3% and worst performing is VNO at -14.9%

Gainers			Laggards		
Ticker	Description	% TR	Ticker	Description	% TR
1. HST	Host Hotels & Resorts Inc	4.3%	1. VNO	Vornado Realty Trust	-14.9%
2. WPC	WP Carey Inc	3.2%	2. SAFE	Safehold Inc	-13.4%
3. DLR	Digital Realty Trust Inc	1.7%	3. KIM	Kimco Realty Corp	-9.6%
4. CUBE	CubeSmart	1.2%	4. REG	Regency Centers Corp	-6.7%
5. PSA	Public Storage	0.7%	5. KRC	Kilroy Realty Corp	-6.1%
6. PEAK	Healthpeak Properties Inc	0.6%	6. KRG	Kite Realty Group Trust	-5.7%
7. DOC	Physicians Realty Trust	0.2%	7. AVB	AvalonBay Communities Inc	-5.7%
8. SRC	Spirit Realty Capital Inc	0.1%	8. SBRA	Sabra Health Care REIT Inc	-5.7%
9. ADC	Agree Realty Corp	-0.1%	9. HIW	Highwoods Properties Inc	-5.7%
10. O	Realty Income Corp	-0.2%	10. EPR	EPR Properties	-5.3%

Source: BofA Global Research, Bloomberg

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**Exhibit 11: Best & Worst Performing Equities — YTD**

Best performing equity YTD is HST at 0.8% and worst performing is SAFE at -16.6%

Gainers			Laggards		
Ticker	Description	% TR	Ticker	Description	% TR
1. HST	Host Hotels & Resorts Inc	0.8%	1. SAFE	Safehold Inc	-16.6%
2. WPC	WP Carey Inc	0.5%	2. HPP	Hudson Pacific Properties Inc	-11.1%
3. DLR	Digital Realty Trust Inc	0.0%	3. VNO	Vornado Realty Trust	-8.8%
4. SPG	Simon Property Group Inc	-0.6%	4. EXR	Extra Space Storage Inc	-8.7%
5. SITC	SITE Centers Corp	-0.7%	5. LXP	LXP Industrial Trust	-8.5%
6. AAT	American Assets Trust Inc	-1.0%	6. KIM	Kimco Realty Corp	-7.1%
7. PEAK	Healthpeak Properties Inc	-1.0%	7. REG	Regency Centers Corp	-7.0%
8. DOC	Physicians Realty Trust	-1.0%	8. EPR	EPR Properties	-6.6%
9. MAA	Mid-America Apartment Communities	-1.2%	9. RYN	Rayonier Inc	-6.5%
10. WELL	Welltower Inc	-1.3%	10. CCI	Crown Castle Inc	-6.4%
11. EQIX	Equinix Inc	-1.4%	11. WY	Weyerhaeuser Co	-6.3%
12. UDR	UDR Inc	-1.8%	12. GLPI	Gaming and Leisure Properties	-6.1%
13. SRC	Spirit Realty Capital Inc	-2.2%	13. SBRA	Sabra Health Care REIT Inc	-5.8%
14. O	Realty Income Corp	-2.3%	14. KRC	Kilroy Realty Corp	-5.7%
15. EQR	Equity Residential	-2.4%	15. KRG	Kite Realty Group Trust	-5.7%
16. ROIC	Retail Opportunity Investments	-2.6%	16. AMT	American Tower Corp	-5.5%
17. NNN	National Retail Properties Inc	-2.9%	17. GMG	Goodman Group	-5.4%
18. PECO	Phillips Edison & Co Inc	-2.9%	18. BDN	Brandywine Realty Trust	-5.3%
19. PDM	Piedmont Office Realty Trust Inc	-3.0%	19. PLD	Prologis Inc	-5.3%
20. NHI	National Health Investors Inc	-3.0%	20. BXP	Boston Properties Inc	-5.2%

Source: BofA Global Research, Bloomberg

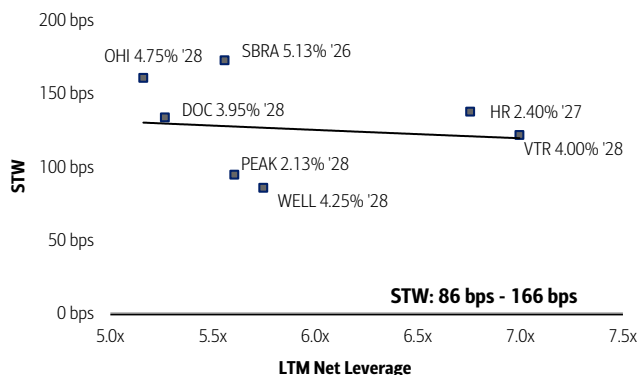
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# Relative Value & Comparable Company Information

## Exhibit 12: Healthcare REITs 3-5 Yr

Healthcare REITs 3-5 Yr trading at STW: 86 bps - 173 bps

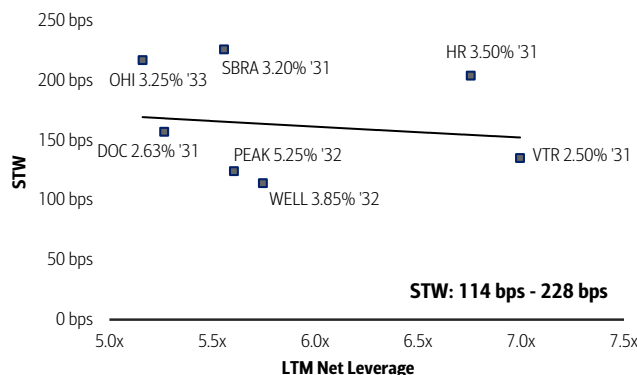


Source: Company reports and BofA Global Research

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## Exhibit 13: Healthcare REITs 7-10 Yr

Healthcare REITs 7-10 Yr trading at STW: 114 bps - 226 bps

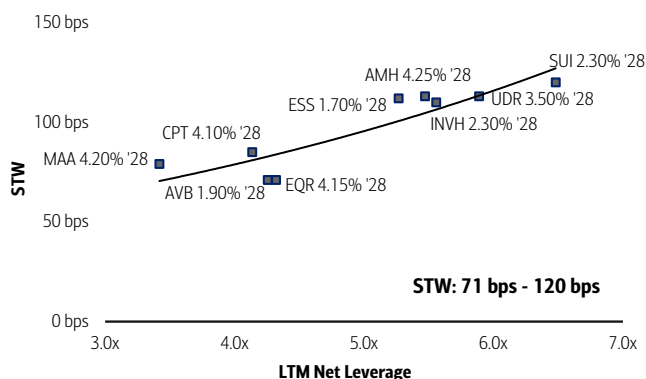


Source: Company reports and BofA Global Research

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## Exhibit 14: Multifamily/Single Family Rental REITs 3-5 Yr

Multifamily/Single Family Rental REITs 3-5 Yr trading at STW: 71 bps - 120 bps

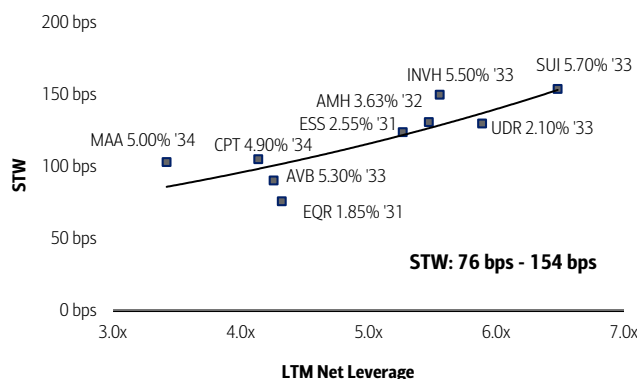


Source: Company reports and BofA Global Research

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## Exhibit 15: Multifamily/Single Family Rental REITs 7-10 Yr

Multifamily/Single Family Rental REITs 7-10 Yr trading at STW: 76 bps - 154 bps

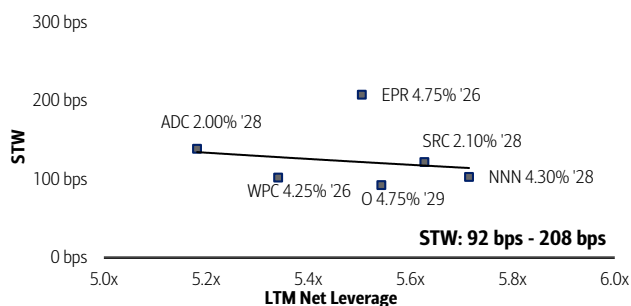


Source: Company reports and BofA Global Research

BofA GLOBAL RESEARCH

## Exhibit 16: Net Lease REITs 3-5 Yr

Net Lease REITs 3-5 Yr trading at STW: 92 bps - 208 bps

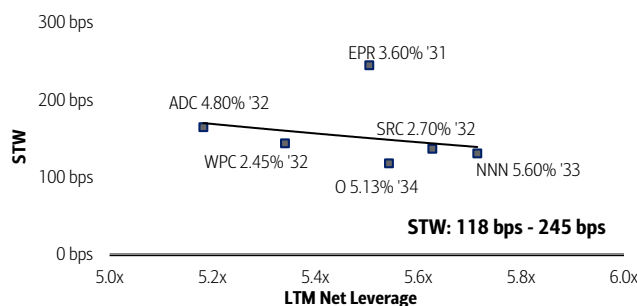


Source: Company reports and BofA Global Research

BofA GLOBAL RESEARCH

## Exhibit 17: Net Lease REITs 7-10 Yr

Net Lease REITs 7-10 Yr trading at STW: 118 bps - 245 bps

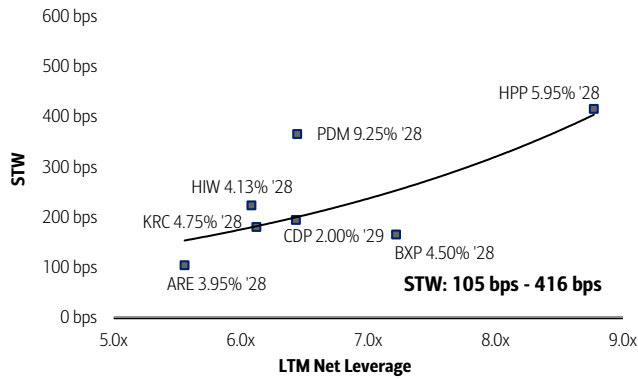


Source: Company reports and BofA Global Research

BofA GLOBAL RESEARCH

**Exhibit 18: Office REITs 3-5 Yr**

Office REITs 3-5 Yr trading at STW: 105 bps - 416 bps

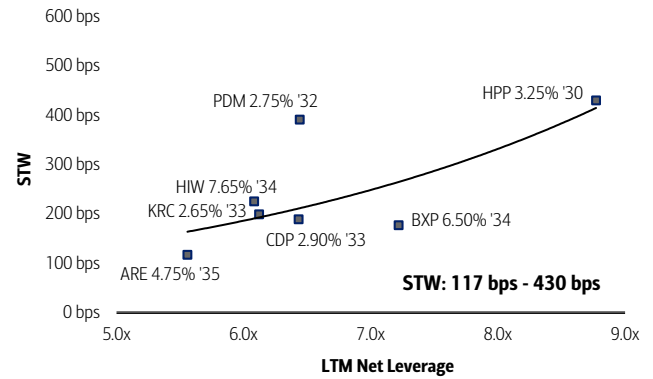


Source: Company reports and BofA Global Research

BofA GLOBAL RESEARCH

**Exhibit 19: Office REITs 7-10 Yr**

Office REITs 7-10 Yr trading at STW: 117 bps - 430 bps

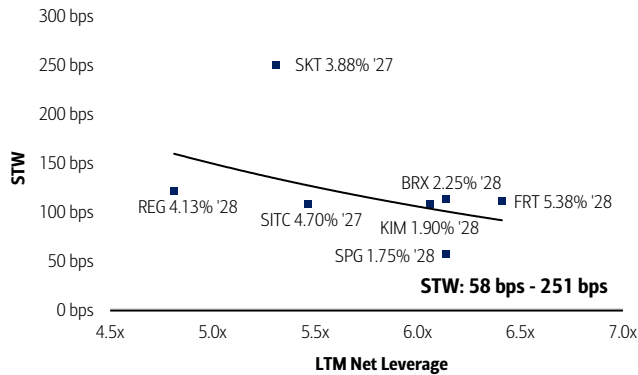


Source: Company reports and BofA Global Research

BofA GLOBAL RESEARCH

**Exhibit 20: Retail REITs 3-5 Yr**

Retail REITs 3-5 Yr trading at STW: 58 bps - 251 bps

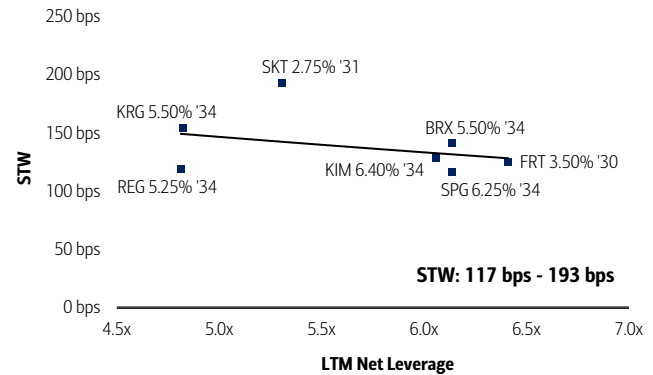


Source: Company reports and BofA Global Research

BofA GLOBAL RESEARCH

**Exhibit 21: Retail REITs 7-10 Yr**

Retail REITs 7-10 Yr trading at STW: 117 bps - 193 bps

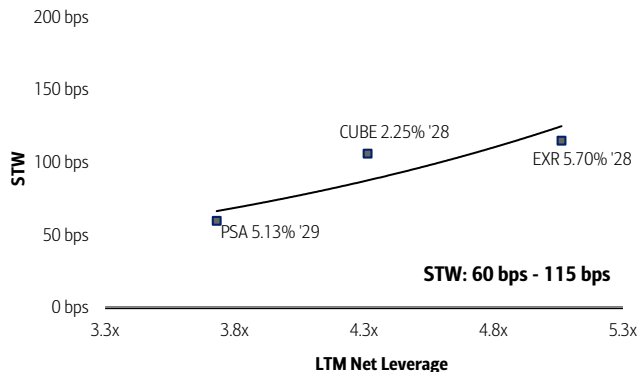


Source: Company reports and BofA Global Research

BofA GLOBAL RESEARCH

**Exhibit 22: Self Storage REITs 3-5 Yr**

Self Storage REITs 3-5 Yr trading at STW: 60 bps - 115 bps

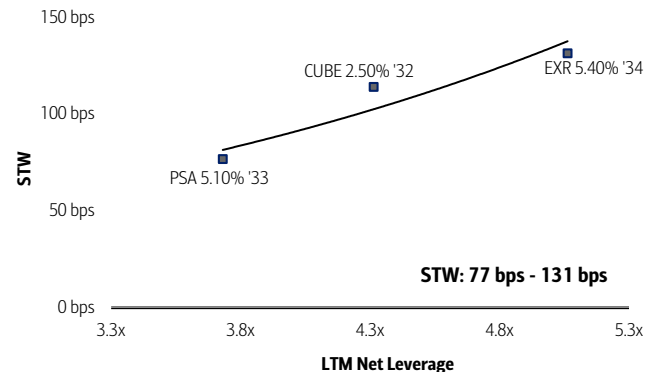


Source: Company reports and BofA Global Research

BofA GLOBAL RESEARCH

**Exhibit 23: Self Storage REITs 7-10 Yr**

Self Storage REITs 7-10 Yr trading at STW: 77 bps - 131 bps



Source: Company reports and BofA Global Research

BofA GLOBAL RESEARCH



# Select Yield Curve Spread Differentials

## Exhibit 24: Select 2s/5s Spread Difference

Mean Spread differential is 21bps, Median spread differential is 21bps

Issuer	Reference 5-year bond	Duration	Price	YTW	STW	Reference 2-year bond	Duration	Price	YTW	STW	Difference				
											Duration	Price	YTW	STW	
Healthcare															
OHI	3.625% Senior notes due 10/2029	5.7	88.00	6.15%	208	5.250% Senior notes due 1/2026	2.0	99.34	5.60%	123	3.7	(11.34)	0.6%	85	
HR	2.050% Senior notes due 2/2030	6.1	86.87	5.69%	161	3.100% Senior notes due 8/2026	2.5	95.25	5.54%	128	3.5	(8.37)	0.2%	33	
VTR	4.400% Senior notes due 1/2029	5.0	96.29	5.25%	118	4.125% Senior notes due 1/2026	2.0	97.80	5.30%	92	3.0	(1.51)	(0.1%)	26	
PEAK	2.125% Senior notes due 12/2028	4.9	87.58	5.03%	96	3.250% Senior notes due 7/2026	2.5	95.93	5.01%	74	2.4	(8.36)	0.0%	22	
WELL	2.050% Senior notes due 1/2029	5.0	87.19	4.98%	91	4.250% Senior notes due 4/2026	2.2	98.39	5.03%	70	2.8	(11.20)	(0.1%)	21	
Mean											3.1	(8.16)	0.1%	37	
Multifamily/Single Family Rental															
UDR	4.400% Senior notes due 1/2029	5.0	95.57	5.42%	135	2.950% Senior notes due 9/2026	2.6	94.74	5.12%	88	2.4	0.83	0.3%	47	
CPT	3.150% Senior notes due 7/2029	5.5	91.75	4.89%	82	5.850% Senior notes due 11/2026	2.7	102.72	4.77%	54	2.7	(10.96)	0.1%	28	
ESS	4.000% Senior notes due 3/2029	5.1	94.81	5.17%	109	3.375% Senior notes due 4/2026	2.2	96.31	5.14%	82	2.9	(1.49)	0.0%	27	
MAA	3.950% Senior notes due 3/2029	5.2	95.92	4.85%	78	4.000% Senior notes due 11/2025	1.8	98.18	5.05%	63	3.3	(2.26)	(0.2%)	15	
AVB	1.900% Senior notes due 12/2028	4.9	87.60	4.79%	71	2.950% Senior notes due 5/2026	2.3	95.84	4.87%	57	2.6	(8.24)	(0.1%)	14	
EQR	4.150% Senior notes due 12/2028	4.9	97.29	4.78%	71	2.850% Senior notes due 11/2026	2.8	94.98	4.80%	58	2.1	2.31	(0.0%)	13	
Mean											2.7	(3.30)	0.0%	24	
Net Lease															
EPR	3.750% Senior notes due 8/2029	5.6	88.10	6.32%	225	4.560% Senior notes due 8/2026	2.6	95.97	6.27%	192	3.0	(7.87)	0.0%	33	
NNN	4.300% Senior notes due 10/2028	4.7	96.63	5.11%	103	4.000% Senior notes due 11/2025	1.8	97.93	5.20%	77	2.9	(1.31)	(0.1%)	26	
WPC	3.850% Senior notes due 7/2029	5.5	93.28	5.28%	121	4.250% Senior notes due 10/2026	2.7	97.49	5.26%	102	2.8	(4.22)	0.0%	19	
O	4.750% Senior notes due 2/2029	5.1	99.03	4.97%	92	0.750% Senior notes due 3/2026	2.2	91.08	5.18%	84	2.9	7.95	(0.2%)	8	
Mean											2.9	(1.36)	-0.1%	22	
Office															
BXP	4.500% Senior notes due 12/2028	4.9	94.83	5.73%	166	3.650% Senior notes due 2/2026	2.0	96.34	5.58%	122	2.8	(1.51)	0.2%	44	
KRC	4.750% Senior notes due 12/2028	4.9	95.22	5.88%	181	4.375% Senior notes due 10/2025	1.7	97.56	5.90%	143	3.2	(2.34)	(0.0%)	38	
ARE	4.500% Senior notes due 7/2029	5.5	96.45	5.25%	118	4.300% Senior notes due 1/2026	2.0	98.04	5.35%	97	3.5	(1.59)	(0.1%)	21	
HIW	3.050% Senior notes due 2/2030	6.1	83.41	6.39%	232	3.875% Senior notes due 3/2027	3.1	92.46	6.59%	242	3.0	(9.05)	(0.2%)	(10)	
Mean											3.1	(3.62)	(0.0%)	23	
Retail															
FRT	3.200% Senior notes due 6/2029	5.4	90.11	5.33%	126	1.250% Senior notes due 2/2026	2.1	92.26	5.24%	88	3.3	(2.15)	0.1%	38	
SPG	2.450% Senior notes due 9/2029	5.7	88.12	4.88%	81	3.300% Senior notes due 1/2026	2.0	96.96	4.92%	54	3.7	(8.84)	(0.0%)	27	
BRX	4.125% Senior notes due 5/2029	5.3	94.38	5.35%	128	4.125% Senior notes due 6/2026	2.4	96.82	5.55%	127	2.9	(2.44)	(0.2%)	1	
REG	2.950% Senior notes due 9/2029	5.7	88.82	5.26%	119	3.900% Senior notes due 11/2025	1.8	96.80	5.81%	137	3.9	(7.97)	(0.6%)	(18)	
KIM	1.900% Senior notes due 3/2028	4.1	87.94	5.19%	109	3.250% Senior notes due 8/2026	2.6	94.45	5.60%	135	1.5	(6.50)	(0.4%)	(26)	
Mean											3.1	(5.58)	(0.2%)	4	
Self Storage															
EXR	4.000% Senior notes due 6/2029	5.4	94.14	5.26%	119	3.500% Senior notes due 7/2026	2.4	95.98	5.27%	100	3.0	(1.84)	(0.0%)	19	
PSA	5.125% Senior notes due 1/2029	4.9	102.10	4.64%	60	0.875% Senior notes due 2/2026	2.1	92.35	4.79%	44	2.8	9.75	(0.1%)	16	
CUBE	4.375% Senior notes due 2/2029	5.1	96.27	5.22%	115	4.000% Senior notes due 11/2025	1.8	97.48	5.47%	104	3.3	(1.21)	(0.3%)	11	
Mean											3.0	2.23	(0.1%)	15	
US Corporates - Bloomberg Valuation (BVAL)															
US Corp IG		5.0	88			2.0		70			3.0	n.a.	n.a.	19	
US Corp BBB		5.0	105			2.0		84			3.0	n.a.	n.a.	21	
Mean											3.0	(3.77)	(0.0%)	21	
Median											2.9	(2.34)	(0.0%)	21	
Min											1.5	(11.34)	(0.6%)	(26)	
Max											3.9	9.75	0.6%	85	

Source: Bloomberg, ICE Data Indices, LLC, BofA Global Research

BofA GLOBAL RESEARCH





**Exhibit 25: Select 5s/10s Spread Difference**

Mean Spread differential is 15bps, Median spread differential is 15bps

Issuer	Reference 10-year bond	Duration	Price	YTW	STW	Reference 5-year bond	Duration	Price	YTW	STW	Difference				
											Duration	Price	YTW	STW	
Healthcare															
WELL	4.500% Senior notes due 12/2034	10.9	90.81	5.58%	153	2.050% Senior notes due 1/2029	5.0	87.19	4.98%	91	5.9	3.62	0.6%	62	
PEAK	5.250% Senior notes due 12/2032	8.9	99.34	5.34%	122	2.125% Senior notes due 12/2028	4.9	87.58	5.03%	96	4.0	11.76	0.3%	26	
OHI	3.250% Senior notes due 4/2033	9.2	79.22	6.24%	211	3.625% Senior notes due 10/2029	5.7	88.00	6.15%	208	3.5	(8.78)	0.1%	3	
Mean											4.5	2.20	0.3%	30	
Industrial															
PLD	5.125% Senior notes due 1/2034	9.7	100.63	5.04%	90	4.375% Senior notes due 2/2029	5.0	97.95	4.84%	77	4.7	2.68	0.2%	13	
Mean											4.7	2.68	0.2%	13	
Multifamily/Single Family Rental															
MAA	5.000% Senior notes due 3/2034	10.2	98.62	5.17%	103	3.950% Senior notes due 3/2029	5.2	95.92	4.85%	78	5.0	2.70	0.3%	25	
CPT	4.900% Senior notes due 1/2034	10.0	97.73	5.19%	105	4.100% Senior notes due 10/2028	4.7	96.53	4.93%	85	5.3	1.19	0.3%	20	
AVB	5.300% Senior notes due 12/2033	9.6	101.92	5.05%	90	1.900% Senior notes due 12/2028	4.9	87.60	4.79%	71	4.8	14.32	0.3%	19	
SUI	5.700% Senior notes due 1/2033	8.7	100.26	5.66%	154	5.500% Senior notes due 1/2029	4.9	100.31	5.43%	138	3.8	(0.06)	0.2%	16	
ESS	2.650% Senior notes due 3/2032	8.2	82.38	5.34%	124	4.000% Senior notes due 3/2029	5.1	94.81	5.17%	109	3.0	(12.43)	0.2%	15	
INVH	2.700% Senior notes due 1/2034	10.0	79.39	5.40%	124	2.300% Senior notes due 11/2028	4.8	87.88	5.17%	110	5.2	(8.48)	0.2%	14	
AMH	3.625% Senior notes due 4/2032	8.2	88.17	5.42%	131	4.900% Senior notes due 2/2029	5.1	98.24	5.30%	123	3.2	(10.06)	0.1%	8	
UDR	2.100% Senior notes due 6/2033	9.4	75.66	5.44%	130	4.400% Senior notes due 1/2029	5.0	95.57	5.42%	135	4.4	(19.91)	0.0%	(5)	
Mean											4.3	(4.09)	0.2%	14	
Net Lease															
NNN	5.600% Senior notes due 10/2033	9.5	101.12	5.45%	131	4.300% Senior notes due 10/2028	4.7	96.63	5.11%	103	4.8	4.49	0.3%	28	
O	5.125% Senior notes due 2/2034	10.1	98.46	5.32%	118	4.750% Senior notes due 2/2029	5.1	99.03	4.97%	92	5.0	(0.58)	0.4%	26	
WPC	2.250% Senior notes due 4/2033	9.2	76.57	5.53%	140	3.850% Senior notes due 7/2029	5.5	93.28	5.28%	121	3.7	(16.71)	0.3%	19	
ADC	2.600% Senior notes due 6/2033	9.4	78.22	5.61%	147	2.000% Senior notes due 6/2028	4.4	86.54	5.48%	139	5.0	(8.32)	0.1%	8	
Mean											4.6	(5.28)	0.3%	20	
Office															
KRC	2.650% Senior notes due 11/2033	9.8	74.54	6.14%	199	4.750% Senior notes due 12/2028	4.9	95.22	5.88%	181	4.9	(20.68)	0.3%	18	
BXP	6.500% Senior notes due 1/2034	9.7	104.29	5.92%	177	4.500% Senior notes due 12/2028	4.9	94.83	5.73%	166	4.9	9.46	0.2%	11	
ARE	2.950% Senior notes due 3/2034	10.2	81.87	5.28%	112	4.500% Senior notes due 7/2029	5.5	96.45	5.25%	118	4.6	(14.57)	0.0%	(6)	
HIW	7.650% Senior notes due 2/2034	9.8	108.97	6.40%	225	3.050% Senior notes due 2/2030	6.1	83.41	6.39%	232	3.7	25.55	0.0%	(7)	
Mean											4.5	(0.06)	0.1%	4	
Retail															
SPG	6.250% Senior notes due 1/2034	9.7	107.07	5.31%	117	2.450% Senior notes due 9/2029	5.7	88.12	4.88%	81	4.1	18.95	0.4%	36	
KIM	6.400% Senior notes due 3/2034	9.9	107.30	5.43%	129	1.900% Senior notes due 3/2028	4.1	87.94	5.19%	109	5.8	19.36	0.2%	20	
BRX	5.500% Senior notes due 2/2034	10.1	99.58	5.55%	141	4.125% Senior notes due 5/2029	5.3	94.38	5.35%	128	4.8	5.20	0.2%	13	
REG	5.250% Senior notes due 1/2034	10.0	99.36	5.33%	119	2.950% Senior notes due 9/2029	5.7	88.82	5.26%	119	4.3	10.53	0.1%	0	
Mean											4.7	13.51	0.2%	17	
Self Storage															
PSA	5.100% Senior notes due 8/2033	9.3	101.41	4.91%	77	5.125% Senior notes due 1/2029	4.9	102.10	4.64%	60	4.4	(0.69)	0.3%	17	
EXR	5.400% Senior notes due 2/2034	10.0	99.58	5.46%	131	3.900% Senior notes due 4/2029	5.2	93.91	5.25%	118	4.8	5.66	0.2%	13	
CUBE	2.500% Senior notes due 2/2032	8.1	82.12	5.24%	114	4.375% Senior notes due 2/2029	5.1	96.27	5.22%	115	3.0	(14.15)	0.0%	(1)	
Mean											4.1	(3.06)	0.2%	10	
US Corporates - Bloomberg Valuation (BVAL)															
US Corp IG		10.0			112		5.0			88	5.0	n.a.	n.a.	23	
US Corp BBB		10.0			133		5.0			105	5.0	n.a.	n.a.	28	
Mean											4.5	0.00	0.2%	15	
Median											4.7	1.19	0.2%	15	
Min											3.0	(20.68)	0.0%	(7)	
Max											5.9	25.55	0.6%	62	

Source: Bloomberg, ICE Data Indices, LLC, BofA Global Research

BofA GLOBAL RESEARCH

**Exhibit 26: Select 10s/30s Spread Difference**

Mean Spread differential is 3bps, Median spread differential is 5bps

Issuer	Reference 30-year bond	Duration	Price	YTW	STW	Reference 10-year bond	Duration	Price	YTW	STW	Difference				
											Duration	Price	YTW	STW	
Healthcare															
VTR	4.875% Senior notes due 4/2049	25.3	85.37	6.01%	149	2.500% Senior notes due 9/2031	7.6	81.41	5.52%	143	17.6	3.96	0.5%	6	
WELL	4.950% Senior notes due 9/2048	24.6	91.58	5.58%	105	4.500% Senior notes due 12/2034	10.9	90.81	5.58%	153	13.8	0.77	0.0%	(48)	
Mean											15.7	2.37	0.2%	(21)	
Industrial															
PLD	5.250% Senior notes due 6/2053	29.4	99.00	5.32%	96	5.125% Senior notes due 1/2034	9.7	100.63	5.04%	90	19.7	(1.63)	0.3%	6	
Mean											19.7	(1.63)	0.3%	6	
Multifamily/Single Family Rental															
EQR	4.000% Senior notes due 8/2047	23.5	76.47	5.85%	131	1.850% Senior notes due 8/2031	7.5	81.25	4.85%	76	16.0	(4.79)	1.0%	55	
AVB	4.350% Senior notes due 4/2048	24.3	82.76	5.67%	113	5.300% Senior notes due 12/2033	9.6	101.92	5.05%	90	14.6	(19.15)	0.6%	23	
AMH	4.300% Senior notes due 4/2052	28.3	78.81	5.84%	142	3.625% Senior notes due 4/2032	8.2	88.17	5.42%	131	20.0	(9.36)	0.4%	11	
MAA	2.875% Senior notes due 9/2051	27.7	62.71	5.52%	108	5.000% Senior notes due 3/2034	10.2	98.62	5.17%	103	17.5	(35.92)	0.3%	5	
ESS	2.650% Senior notes due 9/2050	26.6	58.35	5.71%	123	2.650% Senior notes due 3/2032	8.2	82.38	5.34%	124	18.5	(24.03)	0.4%	(1)	
CPT	3.350% Senior notes due 11/2049	25.8	71.33	5.43%	92	4.900% Senior notes due 1/2034	10.0	97.73	5.19%	105	15.8	(26.39)	0.2%	(13)	
Mean											17.1	(19.94)	0.5%	13	
Net Lease															
NNN	3.000% Senior notes due 4/2052	28.3	62.93	5.64%	122	5.600% Senior notes due 10/2033	9.5	101.12	5.45%	131	18.8	(38.19)	0.2%	(9)	
O	4.650% Senior notes due 3/2047	23.2	89.26	5.47%	93	4.900% Senior notes due 7/2033	9.5	97.02	5.30%	117	13.7	(7.75)	0.2%	(24)	
Mean											16.2	(22.97)	0.2%	(17)	
Office															
ARE	5.150% Senior notes due 4/2053	29.3	92.90	5.65%	129	2.950% Senior notes due 3/2034	10.2	81.87	5.28%	112	19.1	11.03	0.4%	17	
Mean											19.1	11.03	0.4%	17	
Retail															
REG	4.650% Senior notes due 3/2049	25.2	84.53	5.83%	131	5.250% Senior notes due 1/2034	10.0	99.36	5.33%	119	15.2	(14.83)	0.5%	12	
SPG	6.650% Senior notes due 1/2054	29.5	115.74	5.56%	117	6.250% Senior notes due 1/2034	9.7	107.07	5.31%	117	19.8	8.67	0.2%	0	
KIM	3.700% Senior notes due 10/2049	25.7	71.99	5.81%	130	6.400% Senior notes due 3/2034	9.9	107.30	5.43%	129	15.8	(35.31)	0.4%	1	
Mean											16.9	(13.82)	0.4%	4	
Self Storage															
PSA	5.350% Senior notes due 8/2053	29.1	101.29	5.26%	88	5.100% Senior notes due 8/2033	9.3	101.41	4.91%	77	19.8	(0.12)	0.4%	11	
Mean											19.8	(0.12)	0.4%	11	
US Corporates - Bloomberg Valuation (BVAL)															
US Corp IG		30.0			106		10.0			112	20.0	n.a.	n.a.	(6)	
US Corp BBB		30.0			126		10.0			133	20.0	n.a.	n.a.	(7)	
Mean											17.2	(12.1)	0.4%	3	
Median											17.6	(8.6)	0.4%	5	
Min											13.7	(38.2)	0.0%	(48)	
Max											20.0	11.0	1.0%	55	

Source: Bloomberg, ICE Data Indices, LLC, BofA Global Research

BofA GLOBAL RESEARCH

### Exhibit 27: HG REITs Relative Value

HG REITs trading at STW of 76bps - 430bps

											EBITDA				Net					
		YTW									Market	Adj.EBITDA	Margin	Debt+Pfd /	D+Pfd /	FCC	Liquidity	Revolver		
HG REITs	Ticker	Rating	Outlook	Description	Term	Amt.	Price	YTW	STW	G-Spread	Cap (\$mn)	EV (\$mn)	(\$mn)	% Debt / EV	EBITDA	EBITDA	Ratio	(\$mn)	Availability	
Retail																				
Brixmor Operating Partnership LP	BRX	Baa3 / BBB	S / S	5.5% '02/34	10.1	400	99.58	5.6%	141	145	6,664	11,587	802	65%	43%	6.3x	6.1x	4.1x	1,344	100%
Federal Realty Investment Trust	FRT	Baa1 / BBB+	S / S	3.5% '06/30	6.4	400	90.23	5.3%	125	120	8,087	12,871	707	63%	35%	6.5x	6.4x	3.6x	1,298	96%
Kimco Realty Corporation	KIM	Baa1 / BBB+	S / S	6.4% '03/34	9.9	500	107.30	5.4%	129	131	13,344	20,758	1,187	67%	37%	6.8x	6.1x	4.9x	2,924	100%
Kite Realty Group L.P.	KRG	Baa3 / BBB-	S / P	5.5% '03/34	10.1	350	98.59	5.7%	154	158	4,677	7,418	554	67%	39%	5.2x	4.8x	5.3x	1,313	100%
Regency Centers LP	REG	Baa1 / BBB+	P / S	5.25% '01/34	10.0	400	99.36	5.3%	119	123	11,917	16,340	884	63%	26%	5.0x	4.8x	5.8x	1,397	100%
Site Centers Corp	SITC	Baa3 / BBB-	N / N	4.7% '06/27	3.4	450	98.37	5.2%	109	113	2,832	4,726	347	63%	37%	5.5x	5.5x	3.7x	829	84%
Tanger Properties Limited Partnership	SKT	Baa3 / BBB-	S / S	2.75% '09/31	7.6	400	80.25	6.0%	193	187	2,827	4,101	236	52%	35%	6.1x	5.3x	4.9x	709	100%
Simon Property Group LP.	SPG	A3 / A-	S / S	6.25% '01/34	9.7	500	107.07	5.3%	117	114	46,405	71,357	3,958	72%	35%	6.3x	6.1x	4.5x	8,916	96%
Average							97.59	5.5%	136	136	12,094	18,645	1,084	64%	36%	6.0x	5.6x	4.6x	2,341	97%
Multifamily/Single Family Rentals																				
American Homes 4 Rent L.P.	AMH	Baa2 / BBB	S / S	3.625% '04/32	8.2	600	88.17	5.4%	131	128	14,400	19,679	840	53%	23%	5.6x	5.5x	4.0x	1,320	100%
AvalonBay Communities Inc.	AVB	A3 / A-	S / S	5.3% '12/33	9.6	400	101.92	5.0%	90	93	25,208	32,512	1,715	63%	25%	4.7x	4.3x	6.6x	2,930	99%
Camden Property Trust	CPT	A3 / A-	S / S	4.9% '01/34	10.0	400	97.73	5.2%	105	109	10,377	14,161	898	60%	27%	4.3x	4.1x	6.0x	1,340	98%
ERP Operating Limited Partnership	EQR	A3 / A-	S / S	1.85% '08/31	7.5	500	81.25	4.9%	76	72	23,378	31,415	1,748	61%	24%	4.3x	4.3x	6.1x	2,038	80%
Essex Portfolio Lp	ESS	Baa1 / BBB+	S / S	2.55% '06/31	7.4	300	83.18	5.3%	124	123	15,870	21,923	1,110	67%	28%	5.6x	5.3x	5.4x	1,627	100%
Invitation Homes Operating Partnership Lp	INVH	Baa3 / BBB	P / S	5.5% '08/33	9.6	350	98.95	5.6%	150	150	20,225	28,115	1,413	58%	31%	6.1x	5.6x	4.4x	1,763	100%
Mid-America Apartments LP.	MAA	A3 / A-	S / S	5% '03/34	10.2	350	98.62	5.2%	103	107	15,754	20,253	1,256	59%	22%	3.5x	3.4x	7.7x	1,407	100%
Sun Communities Operating Limited Partnership	SUI	Baa3 / BBB	S / S	5.7% '01/33	8.7	400	100.26	5.7%	154	151	15,629	23,546	1,207	38%	32%	6.5x	6.5x	3.7x	1,741	56%
UDR Inc	UDR	Baa1 / BBB+	S / S	2.1% '06/33	9.4	300	75.66	5.4%	130	129	13,153	19,867	986	61%	29%	5.9x	5.9x	5.4x	970	70%
Average							91.75	5.3%	118	118	17,110	23,497	1,241	58%	27%	5.2x	5.0x	5.5x	1,682	89%
Office																				
Alexandria Real Estate Equities Inc.	ARE	Baa1 / BBB+	S / P	4.75% '04/35	11.2	500	94.87	5.4%	117	122	21,194	36,031	1,935	69%	31%	5.8x	5.6x	4.9x	5,532	100%
Boston Properties Limited Partnership	BXP	Baa2 / BBB	S / N	6.5% '01/34	9.7	750	104.29	5.9%	177	163	11,672	28,092	1,963	61%	53%	7.6x	7.2x	3.3x	2,591	100%
COPT Defense Properties LP	CDP	Baa3 / BBB-	S / S	2.9% '12/33	9.9	400	76.91	6.0%	189	189	2,806	5,109	348	51%	48%	7.0x	6.4x	4.8x	729	88%
Highwoods Realty LP	HIW	Baa2 / BBB	S / N	7.65% '02/34	9.8	350	108.97	6.4%	225	224	2,350	5,638	533	63%	60%	6.5x	6.1x	4.0x	948	100%
Hudson Pacific Properties LP	HPP	Ba1 / BB+	N / N	3.25% '01/30	6.0	400	76.28	8.4%	430	453	1,167	5,774	463	50%	64%	8.9x	8.8x	1.9x	864	88%
Kilroy Realty LP.	KRC	Baa2 / BBB	N / N	2.65% '11/33	9.8	450	74.54	6.1%	199	198	4,448	9,033	711	62%	57%	7.3x	6.1x	3.9x	1,919	100%
Piedmont Operating Partnership LP.	PDM	Baa3 / BBB-	N / N	2.75% '04/32	8.2	300	68.79	8.0%	391	376	854	2,919	320	55%	72%	6.6x	6.4x	3.2x	648	100%
Vornado Realty LP	VNO	Ba1 / BBB-	S / N	3.4% '06/31	7.4	350	78.29	7.3%	312	314	5,262	14,551	792	44%	57%	12.1x	10.8x	1.8x	2,895	76%
Average							85.37	6.7%	255	255	6,219	13,393	883	57%	55%	7.7x	7.2x	3.5x	2,016	94%
Industrial																				
Lexington Realty Trust	LXP	Baa2 / BBB-	N / S	2.375% '10/31	7.7	400	79.44	5.7%	161	158	2,665	4,256	238	70%	42%	7.9x	6.5x	3.7x	935	100%
Prologis LP.	PLD	A3 / A	S / S	5.25% '03/54	30.2	450	99.46	5.3%	92	93	119,671	153,424	6,001	19%	19%	4.9x	4.9x	8.7x	6,984	100%
Rexford Industrial Realty LP	REXR	Baa2 / BBB+	S / S	2.15% '09/31	7.6	400	79.25	5.5%	143	138	11,349	14,043	558	71%	16%	4.3x	4.2x	6.2x	1,083	100%
Average							86.05	5.5%	132	130	44,562	57,241	2,266	72%	26%	5.7x	5.2x	6.2x	3,001	100%
Healthcare																				
Physicians Realty LP	DOC	Baa2 / BBB	RuR+/Wtch Pos	2.625% '11/31	7.8	500	81.30	5.6%	153	151	3,217	5,138	340	63%	39%	5.8x	5.3x	4.2x	1,446	100%
Healthcare Realty Holdings LP	HR	Baa2 / BBB	S / S	3.5% '03/31	7.2	299	76.75	6.1%	202	204	6,334	11,927	812	60%	46%	6.8x	6.8x	3.1x	1,289	84%
Omega Healthcare Investors Inc.	OHI	Baa3 / BBB-	S / S	3.25% '04/33	9.2	700	79.22	6.2%	211	215	7,205	12,176	927	107%	44%	5.8x	5.2x	3.9x	1,985	99%
Healthpeak Properties Inc	PEAK	Baa1 / BBB+	S / S	5.25% '12/32	8.9	750	99.34	5.3%	122	123	10,865	18,177	1,187	53%	37%	5.7x	5.6x	4.6x	2,639	86%
Sabra Health Care LP	SBRA	Ba1 / BBB-	S / S	3.2% '12/31	7.9	800	80.56	6.4%	228	226	3,108	5,446	421	66%	44%	5.6x	5.6x	3.7x	1,001	97%
Ventas Realty LP./Ventas Capital Corp.	VTR	Baa1 / BBB+	S / S	2.5% '09/31	7.6	500	81.41	5.5%	143	129	19,319	32,686	1,865	41%	72%	7.2x	7.0x	3.4x	3,136	98%
Welltower Inc	WELL	Baa1 / BBB+	S / S	3.85% '06/32	8.4	550	90.56	5.3%	114	115	49,811	64,143	2,344	37%	25%	6.8x	5.7x	3.7x	6,582	100%
Average							84.16	5.8%	168	166	14,266	21,385	1,128	61%	39%	6.3x	5.9x	3.8x	2,583	95%
Self Storage																				
CubeSmart LP.	CUBE	Baa2 / BBB	S / S	2.5% '02/32	8.1	500	82.12	5.2%	114	110	10,091	13,152	694	66%	23%	4.3x	4.3x	7.4x	842	98%
Extra Space Storage	EXR	Baa2 / BBB+	S / S	5.4% '02/34	10.0	600	99.58	5.5%	131	138	32,241	44,346	2,188	72%	25%	5.2x	5.1x	4.5x	2,333	99%
Public Storage	PSA	A2 / A	S / S	5.1% '08/33	9.3	700	101.41	4.9%	77	74	60,259	73,156	3,431	74%	12%	3.9x	3.7x	9.2x	2,115	99%
Average							94.37	5.2%	107	108	34,197	43,551	2,104	71%	20%	4.5x	4.4x	7.0x	1,764	99%
Net Lease																				
Agree LP	ADC	Baa1 / BBB	S / S	4.8% '10/32	8.7	300	93.41	5.8%	165	162	6,113	8,536	467	92%	26%	5.2x	5.2x	5.5x	957	95%
EPR Properties	EPR	Baa3 / BBB-	S / S	3.6% '11/31	7.8	400	82.17	6.6%	245	229	3,407	6,446	552	77%	44%	5.8x	5.5x	3.5x	1,173	100%
National Retail Properties Inc.	NNN	Baa1 / BBB+	S / S	5.6% '10/33	9.5	500	101.12	5.5%	131	131	7,639	11,862	739	91%	36%	5.8x	5.7x	4.6x	1,177	100%
Realty Income Corporation	O	A3 / A-	S / S	5.125% '02/34	10.1	800	98.46	5.3%	118	122	40,727	60,988	3,625	89%	34%	5.8x	5.5x	5.5x	5,103	100%
Spirit Realty LP	SRC	Baa2 / BBB	RuR+/Wtch Pos	2.7% '02/32	8.1	350	82.09	5.5%	137	131	6,046	9,932	691	92%	39%	5.8x	5.6x	4.6x	1,534	100%
W. P. Carey Inc	WPC	Baa1 / BBB+	S / S	2.45% '02/32	8.0	350	80.17	5.5%	144	133	14,244	20,747	1,215	81%	36%	6.2x	5.3x	4.2x	2,864	100%
Average							89.57	5.7%	157	151	13,029	19,752	1,215	87%	36%	5.8x	5.5x	4.6x	2,135	99%
Other																				
Digital Realty Trust LP.	DLR	Baa2 / BBB	S / S	3.6% '07/29	5.5	900	93.08	5.1%	100	59	42,488	60,957	2,451	46%	28%	7.2x	6.8x	4.4x	3,066	52%
Host Hotels & Resorts LP.	HST	Baa3 / BBB-	S / S	2.9% '12/31	7.9	450	83.08	5.6%	148	140	14,028	17,525	1,579	30%	24%	2.7x	2.1x	10.1x	2,416	100%
Average							88.08	5.3%	124	99	28,258	39,241	2,015	38%	26%	5.0x	4.4x	7.2x	2,741	76%

**Source:** Company reports, Bloomberg and ICE Data Indices, LLC

# 2024 New Issue

## Exhibit 28: 2024 REITs Unsecured New Issue

\$5.9bn of REITs Unsecured New Issue YTD in 2024

Date	Ticker	Name	Description	Amount (\$mn)	Coupon	Maturity	At Issue STW	Current		
								Price	Yield	STW
1/3/2023	CPT	Camden Property Trust	Sr. Unsec Nts	400	4.90%	1/15/2034	105	97.89	5.19%	108
1/3/2023	MAA	Mid-America Apartments LP	Sr. Unsec Nts	350	5.00%	3/15/2034	112	98.79	5.17%	106
1/3/2023	SUI	Sun Communities	Sr. Unsec Nts	500	5.50%	1/15/2029	155	100.40	5.43%	140
1/8/2023	REG	Regeny Centers LP	Sr. Unsec Nts	400	5.25%	1/15/2034	130	99.48	5.33%	122
1/8/2023	O	Realty Income	Sr. Unsec Nts	450	4.75%	2/15/2029	95	99.12	4.97%	94
1/8/2023	O	Realty Income	Sr. Unsec Nts	800	5.13%	2/15/2034	125	98.62	5.32%	121
1/9/2023	KRC	Kilroy Realty Corp	Sr. Unsec Nts	400	6.25%	1/15/2036	238	98.98	6.39%	222
1/9/2023	BRX	Brixmor Property Group	Sr. Unsec Nts	400	5.50%	2/15/2034	150	99.74	5.55%	144
1/12/2023	KRG	Kite Realty Group	Sr. Unsec Nts	350	5.50%	3/1/2034	170	98.75	5.68%	157
1/16/2023	EXR	Extra Space Storage	Sr. Unsec Nts	600	5.40%	2/1/2034	135	99.74	5.46%	134
1/18/2023	PLD	Prologis LP	Sr. Unsec Nts	800	5.00%	3/15/2034	92	99.56	5.07%	92
1/18/2023	PLD	Prologis LP	Sr. Unsec Nts	450	5.25%	3/15/2054	98	99.46	5.30%	94
<b>Aggregate Issuance</b>										
		Healthcare		--						
		Industrial		1,250						
		Multifamily		1,250						
		Net Lease		1,250						
		Office		400						
		Retail		1,150						
		Self Storage		600						
		Other <sup>1</sup>		--						
		<b>Total</b>		<b>5,900</b>						
		<b>Total USD New Issue</b>		<b>5,900</b>						

1. Other includes Data Centers, Hospitality and Real Estate/Mortgage REITs, Wireless and Broadcast towers, Gaming

Source: BofA Global Research

BofA GLOBAL RESEARCH

# 4Q23 Earnings Calendar

## Exhibit 29: BofA HG REITs 4Q23 Earnings Calendar

Earnings resume January 29<sup>th</sup>

				Est. /	Conference Call				Consensus	
Company	Ticker	Date	Time	Conf.	Date	Time	Phone	Pin	EBITDA (\$mn)	Adj. FFO/sh
Week of Jan 22-26										
None										
Week of Jan 29- Feb 2										
Alexandria Real Estate Equities	ARE	1/29	Aft-mkt	Conf.	1/30	3:00 pm	(833) 366-1125		435	2.29
Boston Properties Inc	BXP	1/30	Aft-mkt	Conf.	1/31	10:00 am	+1 844-543-0451	213257	487	1.81
Equity Residential	EQR	1/30	Aft-mkt	Conf.	1/31	11:00 am			465	0.99
AvalonBay Communities Inc	AVB	1/31	Aft-mkt	Conf.	2/1	1:00 pm	(877) 407-9716		441	2.74
Camden Property Trust	CPT	2/1	Aft-mkt	Conf.	2/2	11:00 am	(888) 317-6003	5105539	228	1.72
Week of Feb 5- 9										
Simon Property Group Inc	SPG	2/5	Aft-mkt	Conf.	2/5	5:00 pm	1-877-423-9813	13743637	1,245	3.34
Kilroy Realty Corp	KRC	2/5	Aft-mkt	Conf.	2/6	1:00 pm	+1 833-470-1428	550315,8245	169	1.05
Highwoods Properties Inc	HIW	2/6	Aft-mkt	Conf.	2/7	11:00 am	(833) 470-1428	433619	131	0.91
Rexford Industrial Realty Inc	REXR	2/6	Aft-mkt	Conf.	2/7	1:00 pm	1-877-407-0789		144	0.56
UDR Inc	UDR	2/6	Aft-mkt	Conf.	2/7	1:00 pm	1-877-423-9813		261	0.63
Essex Property Trust Inc	ESS	2/6	Aft-mkt	Conf.	2/7	2:00 pm	(877) 407-0784		296	3.81
Kimco Realty Corp	KIM	2/8	Bef-mkt	Conf.	2/8	8:30 am	1-888-317-6003	7499858	294	0.39
Piedmont Office Realty Trust I	PDM	2/7	Aft-mkt	Conf.	2/8	9:00 am	(888) 506-0062	935915	80	0.41
First Industrial Realty Trust	FR	2/7	Aft-mkt	Conf.	2/8	10:00 am	(877) 870-4263	First Industrial	106	0.62
Mid-America Apartment Communities	MAA	2/7	Aft-mkt	Conf.	2/8	10:00 am	(800) 343-4849	MAA	316	2.31
Omega Healthcare Investors Inc	OHI	2/7	Aft-mkt	Conf.	2/8	10:00 am	(877) 407-9124		222	0.64
Regency Centers Corp	REG	2/8	Aft-mkt	Conf.	2/9	11:00 am			230	1.02
COPT Defense Properties	OFC	2/8	Aft-mkt	Conf.	2/9	12:00 pm	+1 844-543-0451	405254	91	0.61
Phillips Edison & Co Inc	PECO	2/8	Aft-mkt	Conf.	2/9	12:00 pm	(888) 210-4659	2035308	98	0.56
Healthpeak Properties Inc	PEAK	2/7		Est.					304	0.45
SITE Centers Corp	SITC	2/8		Est.					77	0.26
Ventas Inc	VTR	2/9		Est.					459	0.75
WP Carey Inc	WPC	2/9		Est.					341	1.22
Week of Feb 12-16										
Federal Realty Investment Trust	FRT	2/12	Aft-mkt	Conf.	2/12	5:00 pm	844-826-3035		181	1.64
Brixmor Property Group Inc	BRX	2/12	Aft-mkt	Conf.	2/13	10:00 am	1 877 704 4453		200	0.50
Vornado Realty Trust	VNO	2/12	Aft-mkt	Conf.	2/13	10:00 am	1 (888) 317-6003	3199730	179	0.60
Agree Realty Corp	ADC	2/13	Aft-mkt	Conf.	2/14	9:00 am	(866) 363-3979		118	0.98
Welltower Inc	WELL	2/13	Aft-mkt	Conf.	2/14	9:00 am	(888) 340-5024	8230248	659	0.93
Kite Realty Group Trust	KRG	2/13	Aft-mkt	Conf.	2/14	1:00 pm			137	0.49
LXP Industrial Trust	LXP	2/15	Bef-mkt	Conf.	2/15	8:30 am	1 (888) 660-6082	1576583	61	0.17
Digital Realty Trust Inc	DLR	2/15	Aft-mkt	Conf.	2/15	5:00 pm	+1 (888) 317-6003		671	1.65
Tanger Inc	SKT	2/15	Aft-mkt	Conf.	2/16	8:30 am	1-877-605-1702		69	0.49
Elme Communities	ELME	2/15	Aft-mkt	Conf.	2/16	10:00 am	888-506-0062	558089	32	0.25
Invitation Homes Inc	INVH	2/14		Est.					358	0.45
Week of Feb 19-23										
Sun Communities Inc	SUI	2/20	Aft-mkt	Conf.	2/21	11:00 am	(877) 407-9039		258	1.31
Realty Income Corp	O	2/20	Aft-mkt	Conf.	2/21	2:00 pm	(833) 816-1264		957	1.03
Host Hotels & Resorts Inc	HST	2/21	Aft-mkt	Conf.	2/22	10:00 am	888-506-0062	122755	373	0.44
VICI Properties Inc	VICI	2/22	Aft-mkt	Conf.	2/23	10:00 am	+1 833-470-1428	819681, 6017	753	0.63
Public Storage	PSA	2/21		Est.					826	4.13
Sabra Health Care REIT Inc	SBRA	2/21		Est.					104	0.33
CubeSmart	CUBE	2/22		Est.					168	0.68
Extra Space Storage Inc	EXR	2/22		Est.					578	2.01
American Homes 4 Rent	AMH	2/23		Est.					210	0.42
Gaming and Leisure Properties	GLPI	2/23		Est.					333	0.93
Week of Feb 26 - Mar 1										
EPR Properties	EPR	2/28	16:15	Conf.	2/29	8:30 am	+1 844-543-0451	216311	126	1.16
Spirit Realty Capital Inc	SRC	2/28		Est.					170	0.90
Healthcare Realty Trust Inc	HR	3/1		Est.					197	0.39

Source: Company reports, Bloomberg and BofA Global Research

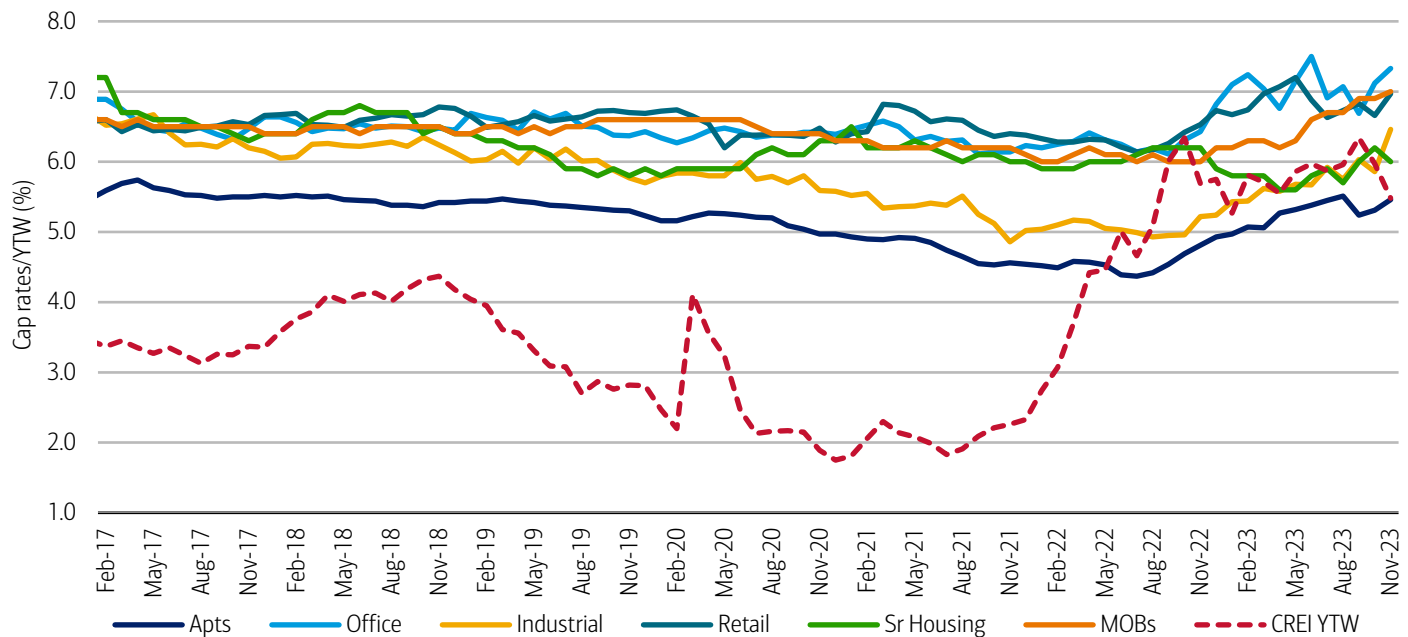
BofA GLOBAL RESEARCH



# Industry Cap Rates

## Exhibit 30: 3-mo rolling average cap rates (%)

Cap rates increased across all asset classes in 2023



Source: Bloomberg, ICE Data Indices, LLC, RCA, BofA Global Research

BofA GLOBAL RESEARCH

## Analyst Certification

I, Shanna Qiu, CFA, hereby certify that the views expressed in this research report accurately reflect my personal views about the subject securities and issuers. I also certify that no part of my compensation was, is, or will be, directly or indirectly, related to the specific recommendations or view expressed in this research report.

# Disclosures

## Important Disclosures

### BofA Global Research Credit Opinion Key

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