# LDR CAPITAL MANAGEMENT

## REIT Preferreds Should Benefit From Election

*November 2024*

**OVERVIEW**

- *With former President Donald Trump elected to serve a second term in office, we believe certain provisions of the Tax Cuts and Jobs Act of 2017 (TCJA) will be extended past 2025*
- *REIT preferred shares could continue to offer additional tax advantages from the Section 199A deduction*
- *Potentially supplementing the asset class's high tax equivalent yield, further benefitting investors*

### I. REIT Preferreds Should Benefit from Trump Election

- We believe Section 199A (20% tax exemption for REIT dividend income) will be extended beyond December 2025
- The TCJA created a 20% tax exemption for real estate pass-through entities, including REITs
  - Key provisions from the TCJA are set to expire on December 31st, 2025
  - With the re-election of President Trump, we anticipate the sunset provisions could be extended

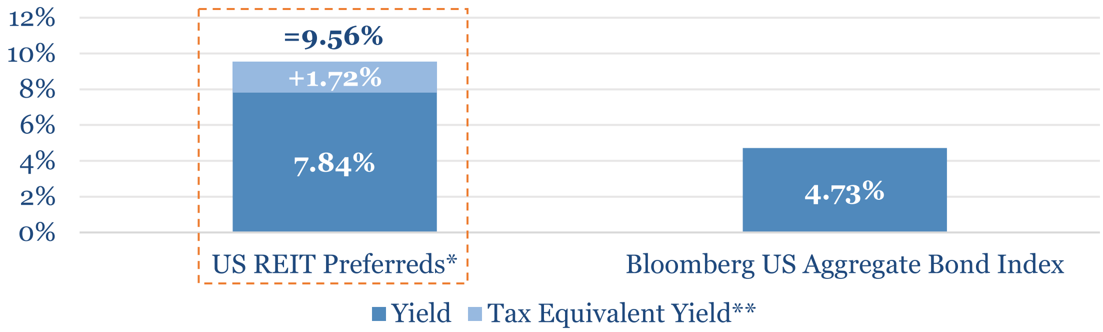
### II. REIT Preferred Tax Advantages

- REIT preferred distributions offer tax advantages through:
  - Section 199A (20% tax exclusion)
  - Return of capital (tax deferred / reduction in cost basis)
  - Capital gains distributions (taxed at 20%)

### III. Tax Equivalent Yield Advantage

- REIT preferreds potentially offer significantly higher tax equivalent yields than traditional fixed income

**Tax Equivalent Yield Advantage**




*Based on LDR Capital Management's proprietary database of REIT Preferreds. Yield accounts for fixed-to-floating preferreds that will become floating within the next 12 months; the adjustment is made using the current 3-month rate plus the contractual spread. Source: LDR Capital Management, Bloomberg. As of 10/31/2024.
**Tax Equivalent Yield calculation is based on a 40.8% tax rate (37% highest federal income tax bracket plus the 3.8% Medicare surcharge which went into effect in December 2015). Tax treatment of our distributions will vary; investors should consult a tax advisor to determine if the Fund is appropriate for them. As of 10/31/2024. Hypothetical illustration does not factor in each investor's actual federal tax rate which will vary depending on income, deductions, and investments. The tax information displayed is current but subject to change. Investors should consult their tax advisor to understand how changes in tax legislation may affect them. These calculations are for illustrative purposes only and do not include any fees or expenses associated with investing in a Fund, which will impact performance.
Past performance is not indicative of future results, including the ability of the Fund to pay dividends.

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There are several risks associated with investing in real estate of which investors must be aware, which may include, but are not limited to, fluctuations in the value of underlying properties, defaults by borrowers or tenants, market saturation, changes in general and local operating expenses, and other economic, political or regulatory occurrences affecting companies in the real estate industry. In addition to those in general, investing in REITs involves certain other risks related to their structure and focus, which can include, but are not limited to, dependency upon management skills, limited diversification, the risks of locating and managing financing for projects, heavy cash flow dependency, possible default by borrowers, the costs and potential losses of self-liquidation of one or more holdings, the risk of a possible lack of mortgage funds and associated interest rate risks, overbuilding, property vacancies, increases in property taxes and operating expenses, changes in zoning laws, losses due to environmental damages, changes in neighborhood values and appeal to purchasers, the possibility of failing to maintain exemptions from registration under the Investment Company Act of 1940 and, in many cases, relatively small market capitalization, which may result in less market liquidity and greater price volatility. REITs are also subject to the risk that the real estate market may experience an economic downturn generally, which may have a material effect on the real estate in which the REITs invest and their underlying portfolio securities. Investors should carefully consult all offering and legal documents to ensure suitability before investing.

### LDR Database Definitions

LDR's calculations regarding REIT preferreds described herein are derived from its proprietary database, which strives to track the performance and valuation metrics for all currently outstanding publicly-traded REIT preferreds issued in North America (excluding $1000-par preferreds, as they are not exchange-listed). LDR's proprietary database does not include historical data, so references to historical yields and returns prior to 9/30/22 are based on relevant indices, as noted. Overall issuance data, where indicated, includes U.S. and Canada-issued fixed-rate and convertible REIT preferreds. Yield data consists only of U.S.-issued fixed-rate preferreds. All pricing and trading data for the database are derived from Bloomberg.

### Use of Indices

The market index information shown herein is for illustrative purposes only and is included to show relative market performance and other metrics for the indicated periods. The indices presented do not represent any LDR account; no such account will seek to replicate an index. Market participants cannot invest directly in an index; indexes are not actively managed, subject to management fees, broker commissions or other expenses, and investors should not rely on them as accurate means of comparison.

### Indices

US REIT Preferreds is based on the LDR Capital Management proprietary database. Bloomberg US Aggregate Bond Index tracks the performance of investment grade, U.S. dollar-denominated, fixed-rate taxable bonds, including Treasuries, government-related and corporate securities, MBS, ABS and CMBS. Qualified Dividend Income ("QDI") are ordinary dividends that meet specific criteria to be taxed at the lower long-term capital gains tax rate of 20% rather than at the higher tax rate for an individual's ordinary income.