WisdomTree New Economy Real Estate Fund (WTRE)

December 2023

Real Estate Powering the Growth of the Megatrends

Introducing our Experienced Collaborator - CenterSquare Investment Management

WisdomTree®

CenterSquare
REAL ASSET INVESTMENT LEADERSHIP

+ **WisdomTree** extends its suite of thematic funds by collaborating with **CenterSquare** to capture the investment opportunity offered by the real estate sectors and companies that are benefitting from technological change.

+ With over three decades of investment experience, CenterSquare is **the largest independent** and **dedicated REIT manager** globally and **the 5th largest active REIT manager** in the world.

30+ years expertise

Global platform

$13B AuM

Founded in 1987, CenterSquare Investment Management is an **independent, employee-owned real asset manager** focused on listed real estate, private equity real estate and private real estate debt.

CenterSquare is headquarterd in suburban **Philadelphia** and has offices in **New York, Los Angeles, London** and **Singapore.**

CenterSquare's **management team** holds **an average of 30+ years of experience**, with expertise across real assets and the liquidity spectrum.
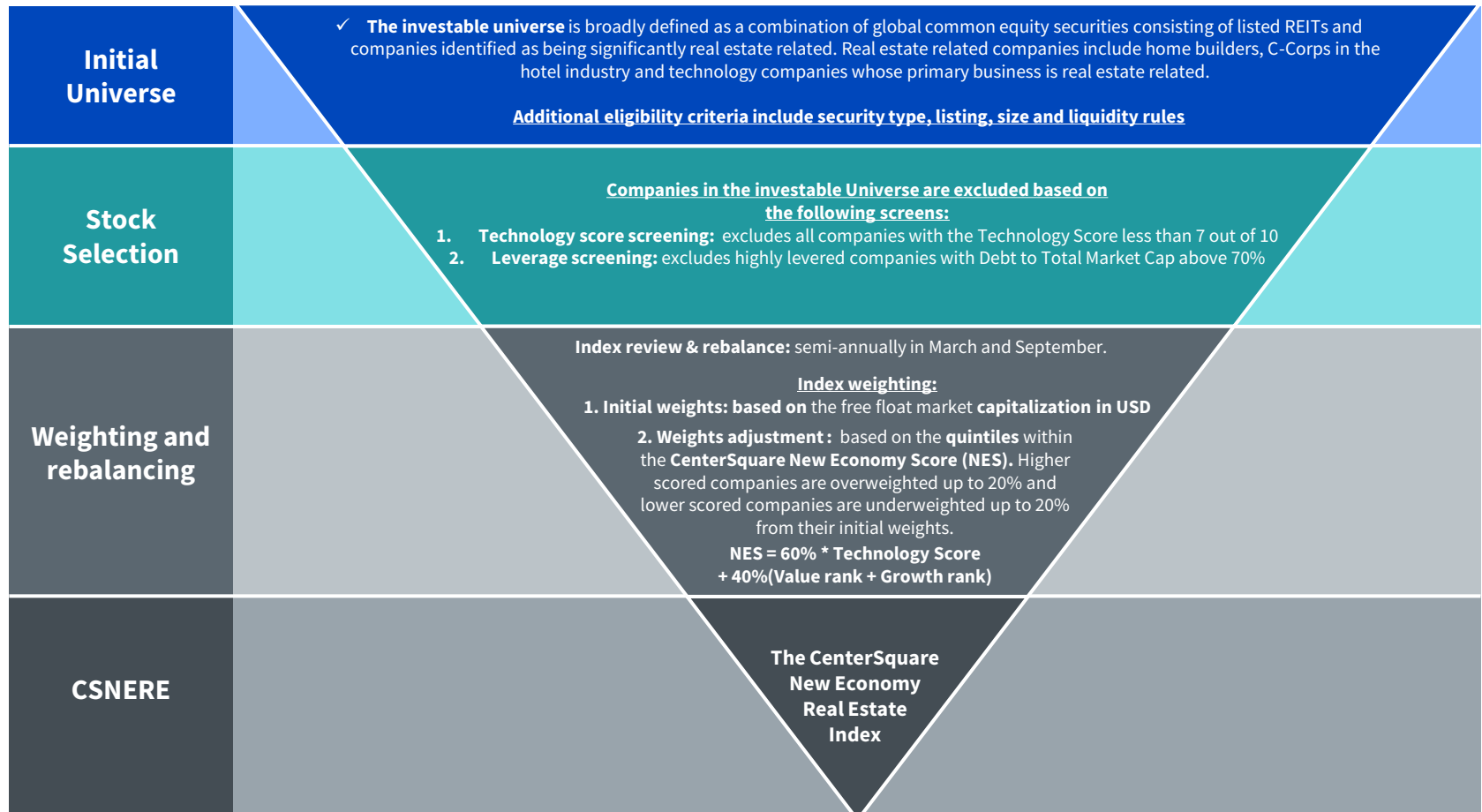
The team of over **90 employees globally** manages around **$13 Billion in assets under management** (AuM)[1].

Source: WisdomTree, CenterSquare.
1. AuM represents CenterSquare's total assets under management as of August 31, 2023.

CenterSquare New Economy Real Estate Index (CSNERE): Methodology Summary

WisdomTree New Economy Real Estate Fund's (WTRE) new investment objective seeks to track the price and yield performance, before fees and expenses, of the CenterSquare New Economy Real Estate Index (the "Index").

Initial Universe

✓ **The investable universe** is broadly defined as a combination of global common equity securities consisting of listed REITs and companies identified as being significantly real estate related. Real estate related companies include home builders, C-Corps in the hotel industry and technology companies whose primary business is real estate related.

Additional eligibility criteria include security type, listing, size and liquidity rules

Stock Selection

Companies in the investable Universe are excluded based on the following screens:
1. **Technology score screening:** excludes all companies with the Technology Score less than 7 out of 10
2. **Leverage screening:** excludes highly levered companies with Debt to Total Market Cap above 70%

Weighting and rebalancing

Index review & rebalance: semi-annually in March and September.

Index weighting:
1. Initial weights: based on the free float market capitalization in USD

2. Weights adjustment : based on the **quintiles** within the **CenterSquare New Economy Score (NES).** Higher scored companies are overweighted up to 20% and lower scored companies are underweighted up to 20% from their initial weights.

NES = 60% * Technology Score + 40%(Value rank + Growth rank)

CSNERE

The CenterSquare New Economy Real Estate Index

You cannot invest directly in an index. Historical performance is not an indication of future performance, and any investments may go down in value.

Technology Score in Focus

+ Companies are scored on **scale of 1-10** (with 10 being the highest) for **positive sensitivity to technology**. During the scoring process a value is assigned to **predefined evaluation criteria for each company**.

+ The technology score is a function of the **combination and strength** of the following **factors in descending order**:

Assessment factor	Technology exposure of the property subsector	Geographic footprint of REIT's assets	Technology-related tenants	REIT's ability to implement technology solutions
Score evaluation	*Technology is a primary and direct driver of real estate fundamentals*	*Are REIT's assets located in global "tech hubs" where technology is a significant driver of the local or regional economy?*	*How important are technology-related tenants in the REIT's rent roll?*	*Does REIT implement technology solutions in operating its assets?*
Examples of higher scores	+ REITS with portfolios of assets focused in the **telecom, tower sector, data centers, modern logistics warehouses** and **distribution facilities**. + REITs that enable **E-commerce and supply chain management** as well as portfolios of assets that cater to the **life sciences industries** with either laboratory and/or office space.	Examples of such "**tech hubs**" include: + the San Francisco Bay area + Boston, MA + Seattle, WA + Austin, TX + the Research Triangle in North Carolina + Tokyo and Osaka + Toronto and Vancouver + the "Golden Triangle" in London	An **office building leased** to Facebook, Google, Microsoft or similarly **technology focused company**.	REITs that implement technology solutions when operating their assets receive higher scores. REITs not able to implement such solutions are scored 5 or below.

Technology Score – Case Study in the Logistics/Supply Chain Sector

Technology score assessment	Duke Realty Corp	Industrial and Logistics Properties
REIT's profile	Logistics /Supply Chain Sector **Leading owner of logistics real estate** **Technology Score: 9.5**	Logistics /Supply Chain Sector **Owner of small industrial assets in secondary markets** **Technology Score: 5**
	+ Duke Realty is the largest domestic-only logistics REIT that also develops and redevelops assets.	+ An owner of mostly older, small format light manufacturing and flex assets in small markets across the U.S. + There are a number of "flex" assets which contain a higher office component and cater to small enterprise tenants. + Over one third of the portfolio is a low-growth, long-duration land lease on a portfolio of Hawaiian light industrial assets.
	+ Duke Realty's assets are located in the key logistics nodes markets and intermodal hubs including airport and ports + REIT's assets have very strong population capture and are positioned largely in the coveted "last-mile" locations.	+ Industrial and Logistics Properties have a few true logistics assets. However, the REIT's high exposure to small markets is much more manufacturing and light industrial in nature than e-commerce fulfilment.
	+ E-commerce, transportation and technology tenants comprise 41% of Duke's rent roll and Amazon.com is Duke's largest tenant at 6.6% of income.	+ While Amazon is their largest single tenant at 9.5% of revenues, the rest of the tenant roster has only minimal exposure to the major logistics providers and almost no other e-commerce providers.
	+ Duke Realty's prototypical development projects are cutting edge with high-ceilings, wide truck corridors with superior ingress and egress and ample parking to support the far greater employee count of an e-commerce logistics facility over traditional warehouse.	+ The limited e-commerce tenancy is evaluated to be due to parking ratios, ceiling heights, truck corridors, cross docking, building age and configurations that are generally inferior. ILPT is in the midst of a merger with another peer that we award a slightly higher technology score.

Technology Score – Case Study in the Office Sector

Technology score assessment	KILROY REALTY CORPORATION — Kilroy Realty Corp	Brandywine — Brandywine Realty Trust
REIT's profile	**Office Sector** **West coast office REIT** **Technology Score: 9**	**Office Sector** **East coast office owner** **Technology Score: 6**
	+ Kilroy owns life science assets which requires a unique and highly specialized skill set + They are also a developer with a portfolio of 5.5M square feet of stabilized and in-development assets.	+ Brandywine is an owner of solid, stable assets with numerous positive attributions. However, their assets tend to be a little older and, while they have some exposure to technology tenants and submarkets, these attributes represent the minority of their portfolio.
	+ Kilroy holds a mix of life science assets, with exclusive exposure to technology markets including Seattle 12%; San Francisco, 51%; San Diego, 16%, and Los Angeles,21%. + They are a new entrant into Austin which has the 4th largest concentration of tech talent in the U.S. + Kilroy not only operates in the largest West Coast technology markets but owns clusters of assets in the most technology-oriented submarkets.	+ Brandywine has 22% exposure to Austin which is a technology hub. + 75% of exposure is to the Philadelphia metro area which is a more diversified economy with some life sciences and technology in the University City area. However, most of Brandywine portfolio is in suburban Philadelphia with a tenant roster of mostly finance, legal and general tenants.
	+ Their Los Angeles portfolio tenancy is driven by new media, gaming and technology tenants. + Every one of their top 15 tenants, which represent 47.5% of annual rent, is a technology company.	+ While the REIT is working to expand its portfolio towards technology tenants, in particular life sciences, through proposed development near the University City submarket, this drive entails risk and there is little concrete income from this plan today.
	+ Kilroy's assets are far newer, larger, better configured and more flexible than the average office building in the market.	+ Brandywine assets tend to be a little older.

Weighting Approach: Enhancing Portfolio's Technology Exposure, Growth and Value Characteristics

1

+ The weighting approach is designed to form a portfolio of securities that are **technology focused** and have **attractive growth and valuation characteristics** relative to the investable universe.

+ The growth and value are based on the following set of metrics:

Growth	+ average of 12-month forward earnings growth + trailing 5-year dividend growth + trailing 12-month comparable funds from operations (FFO) Growth	**Value**	+ the average of the most recent Price/Adjusted FFO + Enterprise Value/EBITDA (Adjusted) + Price/Dividend

2

+ The initial weights of the securities are dictated by the free float market capitalizations in US dollars.

+ These weights are adjusted with a formula that reweights the securities based on their quintile within the CenterSquare New Economy Score.

New Economy Score (NES)	=	60% * CenterSquare Technology Score	+	40% * (Growth rank + Value rank)[1]

3

+ Reweighting by the New Economy Score allows to overweight constituents with the higher NES up to 20% from the initial weights and underweight the constituents with the lower NES up to 20% from the initial weights.

Quintile 1 (highest NES)	Quintile 2	Quintile 3	Quintile 4	Quintile 5 (lowest NES)
New weight = Current weight * 1.2	New weight = Current weight * 1.1	New weight = Current weight * 1.0	New weight = Current weight * 0.9	New weight = Current weight * 0.8

4

+ In further steps, capping methodology and liquidity adjustment rules are applied to arrive at the final weights.

Index Characteristics

New Economy Real Estate Index Holdings Overview

Top 10 Companies	Weight	Sectors
Ventas, Inc.	5.85%	Life Science
Goodman Group	5.52%	Logistics/Supply Chain
Iron Mountain, Inc.	5.35%	Data Centers
Cellnex Telecom SA	5.07%	Towers
American Tower Corp.	4.71%	Towers
Crown Castle, Inc.	4.59%	Towers
Prologis, Inc.	4.30%	Logistics/Supply Chain
SBA Communications Co	4.29%	Towers
Alexandria Real Estate E	4.16%	Life Science
Equinix, Inc.	4.12%	Data Centers
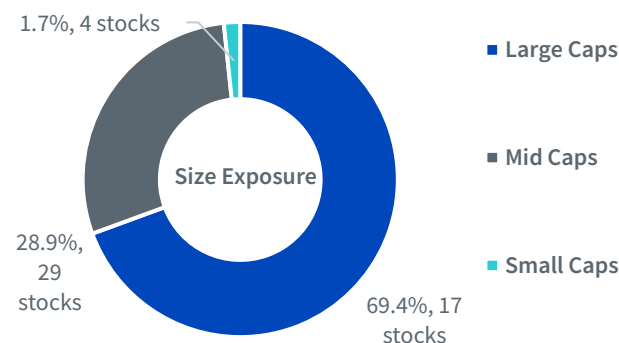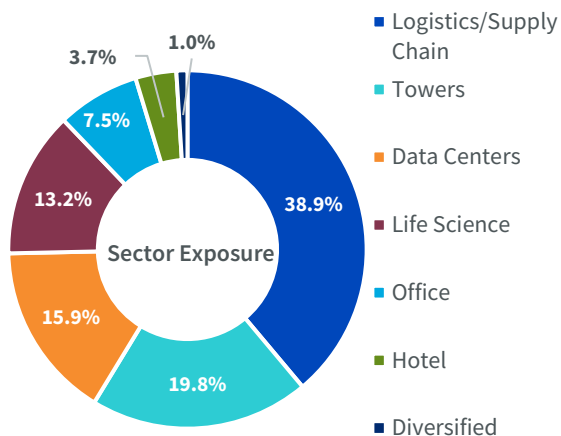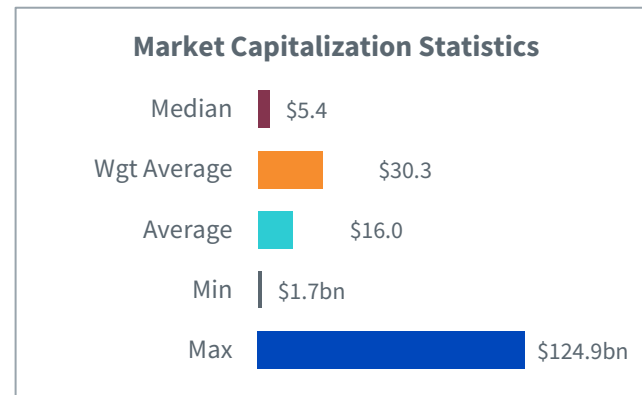
Market Capitalization Statistics

Median	$5.4
Wgt Average	$30.3
Average	$16.0
Min	$1.7bn
Max	$124.9bn

Sector Exposure

- Logistics/Supply Chain — 38.9%
- Towers — 7.5%
- Data Centers — 15.9%
- Life Science — 13.2%
- Office — 19.8%
- Hotel — 3.7%
- Diversified — 1.0%

Size Exposure

- Large Caps — 69.4%, 17 stocks
- Mid Caps — 28.9%, 29 stocks
- Small Caps — 1.7%, 4 stocks

New Economy Real Estate Index – Country, GICS Sector and Sub-Industry Exposure
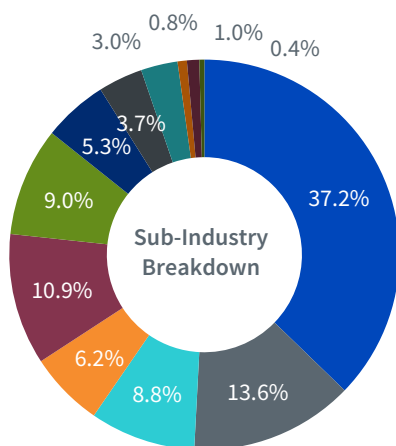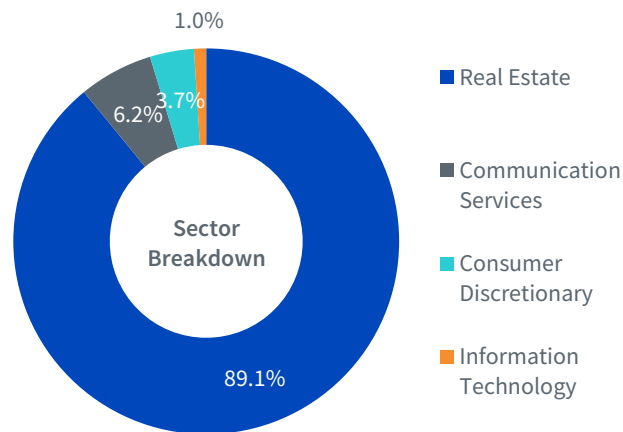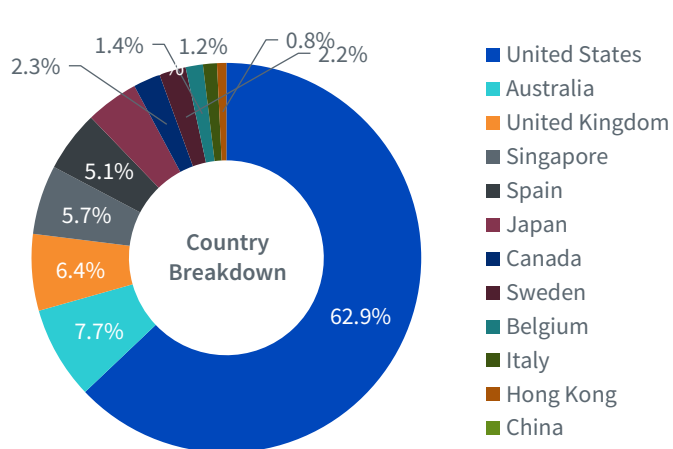
Country Breakdown

- United States — 62.9%
- Australia — 7.7%
- United Kingdom — 6.4%
- Singapore — 5.7%
- Spain — 5.1%
- Japan — 2.3%
- Canada — 1.4%
- Sweden
- Belgium — 1.2%
- Italy
- Hong Kong — 0.8%
- China — 2.2%

Sector Breakdown

- Real Estate — 89.1%
- Communication Services — 6.2%
- Consumer Discretionary — 3.7%
- Information Technology — 1.0%

Sub-Industry Breakdown

- Industrial REITs — 37.2%
- Telecom Tower REITs — 13.6%
- Data Center REITs — 8.8%
- Integrated Telecommunication Services — 6.2%
- Office REITs — 10.9%
- Health Care REITs — 9.0%
- Other Specialized REITs — 5.3%
- Hotels Resorts & Cruise Lines — 3.7%
- Real Estate Operating Companies — 3.0%
- Diversified Real Estate Activities — 0.8%
- Internet Services & Infrastructure — 1.0%
- Diversified REITs — 0.4%

Differentiated Sector Exposure vs. Broad Real Estate Benchmarks

+ Top 3 sector exposures within the New Economy Real Estate strategy are underrepresented in the global and US real estate benchmarks.

Sector Breakdown: CenterSquare New Economy Real Estate Index vs. Benchmarks

Legend:
- CenterSquare New Economy Real Estate Index
- Global Benchmark Weight
- U.S. Benchmark Weight

Sector	CenterSquare New Economy Real Estate Index	Global Benchmark Weight	U.S. Benchmark Weight
Logistics/Supply Chain	39.5%	16.00%	13.54%
Towers and Telecom	19.8%	0.00%	13.76%
Data Centers	15.9%	7.18%	10.54%
Tech Tenants	7.9%	11.46%	8.93%
Life Sciences	13.2%	3.19%	4.06%
Hotel*	3.7%	2.70%	3.02%
Non-Tech REITs	0.0%	59.47%	46.15%

High Conviction Top 10 Holdings and Relatively Low Overlap with the Real Estate Benchmarks

+ Broad real estate benchmarks have relatively low overlap with the New Economy Real Estate Index (CSNERE).

+ CSNERE captures the real estate space in a differentiated way due to strategy's focus on sectors with higher sensitivity to technology, thus providing a real estate play on several widely recognized megatrends.

	CSNERE	U.S. Benchmark	Global Benchmark
Number of Holdings	50	140	369
Top 10 Holdings %	48.0%	47.0%	28.3%
Largest Holding %	5.9%	9.5%	7.5%
% Non-Benchmark Holdings	41.61% (vs. U.S.), 36.99% (vs. Global)	-	-

Overlap U.S. benchmark
(41.9% weight, 20 securities)
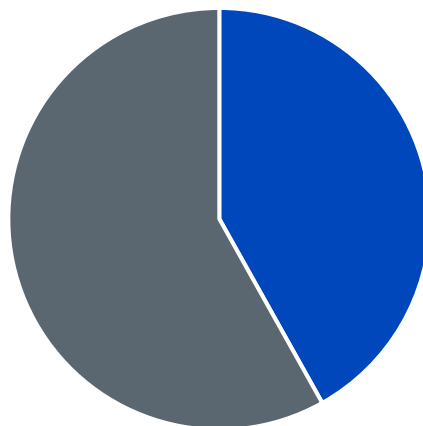
Overlap Global benchmark
(26.3% weight, 39 securities)
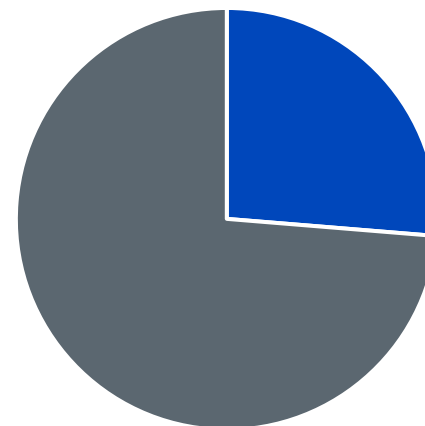
Source: CenterSquare, Bloomberg. As of December 31, 2023.
The Global benchmark is the FTSE EPRA/Nareit Developed Index. The US benchmark is the FTSE Nareit All Equity REITs Index. CSNERE CenterSquare New Economy Real Estate Index
Overlapping weight for each common holding is computed as the minimum weight of a security that is held both in CSNERE Index and the benchmark index.
Overlap weight is the sum of all overlapping weights with the benchmark within the CSNERE Index.
Overlap securities represent the number of common holdings in the CSNERE Index and the benchmark.
You cannot invest directly in an index. Historical performance is not an indication of future performance, and any investments may go down in value.
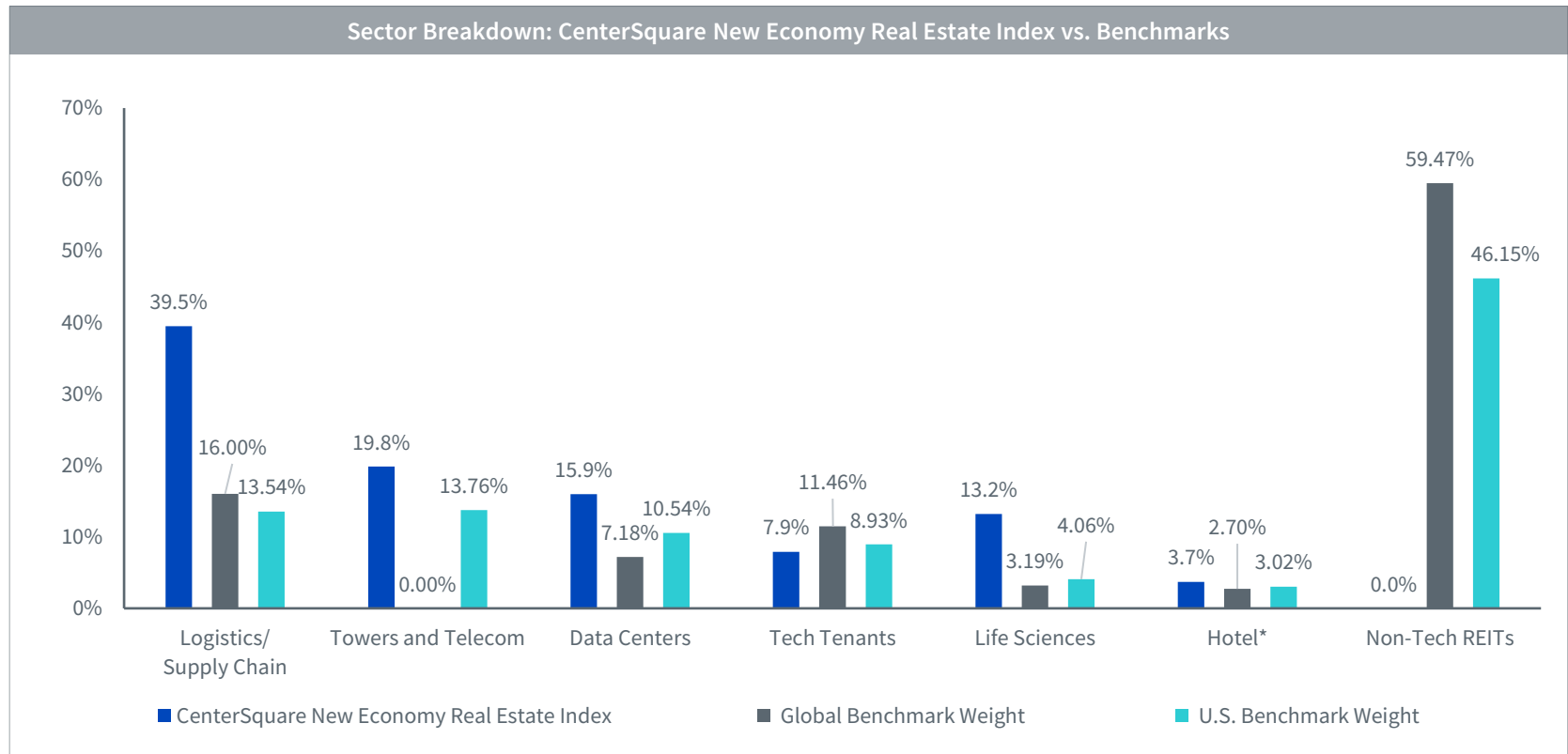
Growth and Valuations vs. Broad Benchmarks

+ REITs within the New Economy Real Estate strategy have slightly lower dividend yield and are more expensive than the real estate benchmarks, but they are also growing faster their EBITDA.

Weighted Average Equity Dividend Yield

	New Economy Real Estate Index	U.S. benchmark	Global Benchmark
	3.2%	4.0%	4.2%

Weighted Average 5-Year Dividend Growth

	New Economy Real Estate Index	U.S. benchmark	Global Benchmark
	3.3%	5.2%	3.5%

Weighted Average 5-Year EBITDA Growth

	New Economy Real Estate Index	U.S. benchmark	Global Benchmark
	14.2%	11.0%	9.1%

Weighted Average EV/EBITDA Adjusted

	New Economy Real Estate Index	U.S. benchmark	Global Benchmark
	25.8x	21.5x	21.9x

Weighted Average Price/FFO

	New Economy Real Estate Index	U.S. benchmark	Global Benchmark
	19.9x	18.7x	13.2x

Standardized Performance

Name	Cumulative Returns		Average Annual Total Returns as of December 31, 2023				
	QTD	YTD	1-Year	3-Year	5-Year	10-Year	Since Inception
WisdomTree New Economy Real Estate Fund (NAV)	16.82%	13.93%	13.93%	-7.72%	-4.05%	0.68%	-0.73%
WisdomTree New Economy Real Estate Fund (Market Price)	16.98%	14.06%	14.06%	-7.67%	-4.08%	0.59%	-0.84%
WisdomTree International Real Estate/Global ex-U.S. Real Estate/CenterSquare New Economy Real Estate Spliced Index	16.87%	14.10%	14.10%	-7.67%	-3.94%	0.87%	-0.57%
MSCI AC World ex-USA Index	9.75%	15.62%	15.62%	1.55%	7.08%	3.83%	2.48%
Dow Jones Global ex-U.S. Select Real Estate Securities/MSCI World Real Estate Investment Trusts USD Spliced Benchmark	17.18%	6.94%	6.94%	-6.72%	-2.35%	-0.24%	-1.06%

Fund Details

Name	Ticker	Inception Date	Gross Expense Ratio	Net Expense Ratio
WisdomTree New Economy Real Estate Fund	WTRE	06/05/2007	0.58%	0.58%

Source: Factset, WisdomTree. Since inception period: 6/5/2007-12/31/2023.

Performance is historical and does not guarantee future results. Current performance may be lower or higher than quoted. Investment returns and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than their original cost. Performance data for the most recent month-end is available by visiting wisdomtree.com/investments.

WisdomTree shares are bought and sold at market price (not NAV) and are not individually redeemed from the Fund. Total Returns are calculated using the daily 4:00pm EST net asset value (NAV). Market price returns reflect the midpoint of the bid/ask spread as of the close of trading on the exchange where Fund shares are listed. Market price returns do not represent the returns you would receive if you traded shares at other times.

WisdomTree New Economy Real Estate Fund

+ **Ticker**: WTRE

+ **Exchange**: NYSE

+ **Expense Ratio**: 0.58%

+ **Structure**: Open-ended ETF

+ **Exposure**: real estate companies with material direct and/or indirect exposure to technology, sciences and/or ecommerce related business models, industry sectors and/or geographies

+ **Equity Rebalancing**: Semi-annual

Glossary

Balance sheet: Refers to the cash and cash equivalents part of the Current Assets on a firm's balance sheet and cash available for purchasing new position.

CenterSquare New Economy Real Estate Index (CSNERE): A weighted index that consists of global stocks of real estate companies that have material direct and/or indirect exposure to technology, sciences and/or e-commerce related business models and meet specific screening requirements that consider factors including growth, valuation and leverage criteria.

Compound Annual Growth Rate (CAGR): The mean annual growth rate of an investment over a specified period of time longer than one year.

Dividend Growth Rate: The dividend growth rate is the annualized percentage rate of growth that a particular stock's dividend undergoes over a period of time.

Dividend growth : The growth in trailing 12-month dividends for the specified universe.

Dividend yield: A financial ratio that shows how much a company pays out in dividends each year relative to its share price.

Earnings before interest, taxes, depreciation, and amortization (EBITDA): The net income of a company with interest, taxes, depreciation, and amortization added back to it.

Enterprise Value (EV): A measure of a company's total value, often used as a comprehensive alternative to equity market capitalization that includes debt.

Forward Earnings Growth: Forward earning growth is an estimate of the next period's earnings of a company, usually till the completion of the current fiscal year and sometimes to the following fiscal year.

FTSE EPRA/Nariet Developed Index: An index designed to track the performance of listed real estate companies and REITS worldwide. By making the index constituents free-float adjusted, liquidity, size and revenue screened, the series is suitable for use as the basis for investment products, such as derivatives and Exchange Traded Funds (ETFs).

FTSE Nariet All Equity REITs Index: A free-float adjusted, market capitalization-weighted index of U.S. equity REITs. Constituents of the index include all tax-qualified REITs with more than 50 percent of total assets in qualifying real estate assets other than mortgages secured by real property.

Funds from Operations (FFO): Real estate companies use FFO as a measurement of operating performance. FFO is calculated by adding depreciation, amortization, and losses on sales of assets to earnings and then subtracting any gains on sales of assets and any interest income.

Market Capitalization: Market cap = share prices x number of shares outstanding. Firms with the highest values receive the highest weights in approaches designed to weight firms by market cap.

Price Adjust FFO (Adjusted Funds from Operations): A financial measure used to estimate the value of a real estate investment trust (REIT).

Real estate investment trust (REIT): Investment structure containing a basket of different exposures to real estate, be it directly in properties or in mortgages. Returns predominantly relate to changes in property values and income from rental payments.

Valuation: Refers to metrics that relate financial statistics for equities to their price levels to determine if certain attributes, such as earnings or dividends, are cheap or expensive.

Important Information

Investors should carefully consider the investment objectives, risks, charges and expenses of the Funds before investing. To obtain a prospectus containing this and other important information, please call 866.909.9473, or visit WisdomTree.com/invetments to view or download a prospectus. Investors should read the prospectus carefully before investing.

There are risks associated with investing, including possible loss of principal. Foreign investing involves special risks, such as risk of loss from currency fluctuation or political or economic uncertainty. Investments in real estate involve additional special risks, such as credit risk, interest rate fluctuations, decreases in property value and the effect of varied economic conditions. The fund invests a significant portion of its assets in the communication services sector. This sector can be significantly affected by, among other things, government intervention and regulation, technological innovations that make existing products and services obsolete, and consumer demand. The Fund invests in the securities included in, or representative of, its Index regardless of their investment merit and the Fund does not attempt to outperform its Index or take defensive positions in declining markets. Please read the Fund's prospectus for specific details regarding the Fund's risk profile.

The Fund's objective changed effective April 20, 2022. Prior to April 20, 2022, performance reflects the investment objective of the Fund when it tracked the performance, before fees and expenses, of the WisdomTree Global ex-U.S. Real Estate Index.

Statements concerning financial market trends are based on current market conditions, which will fluctuate. References to specific securities and their issuers are for illustrative purposes only and are not intended to be, and should not be interpreted as, recommendations to purchase or sell such securities.

The Global Industry Classification Standard ("GICS") was developed by and is the exclusive property and a service mark of MSCI Inc. ("MSCI") and Standard & Poor's ("S&P"), a division of The McGraw-Hill Companies, Inc., and is licensed for use by WisdomTree Investments, Inc. Neither MSCI, S&P nor any other party involved in making or compiling the GICS or any GICS classifications makes any express or implied warranties or representations with respect to such standard or classification (or the results to be obtained by the use thereof), and all such parties hereby expressly disclaim all warranties of originality, accuracy, completeness, merchantability and fitness for a particular purpose with respect to any such standard or classification. Without limiting any of the foregoing, in no event shall MSCI, S&P, any of their affiliates or any third party involved in making or compiling the GICS or any GICS classifications have any liability for any direct, indirect, special, punitive, consequential or any other damages (including lost profits), even if notified of the possibility of such damages.

WisdomTree Funds are distributed by Foreside Fund Services, LLC, in the U.S.