

Evidence dossier - CenterSquare Investment Management

GetCoattail manager profile: <https://getcoattail.com/manager/centersquare-investment-management> | CIK 0001725296
| Rank #33 of 149 tracked managers by reported 13F value.

Background: Founded: 1987 | HQ: Conshohocken, Pennsylvania, US | Style: Real assets investing in listed real estate, private real estate and real estate debt | Key person: E. Todd Briddell

Background

source:

<https://www.wcia.com/business/press-releases/cision/20260508NE54642/centersquare-investment-management-names-nevin-torres-as-a-senior-vice-president-in-capital-markets/>

1. Latest filing snapshot (as reported)

Period end: 2026-06-30 Filed: 2026-08-07 Reported total value: \$11.7B Positions: 80 Top-10 concentration: 53.6% of reported value.

Ticker	Company	Weight	Reported value
WELL	Welltower Inc	10.93%	\$1.3B
EQIX	Equinix Inc	8.13%	\$953M
PLD	Prologis Trust	8.06%	\$944M
DLR	Digital Realty Trust Inc	5.53%	\$649M
VTR	Ventas Inc	5.02%	\$589M
BRX	Brixmor Property Group Inc	3.32%	\$389M
PSA	Public Storage Inc	3.25%	\$381M
EXR	Extra Space Storage Inc	3.15%	\$369M
UDR	Udr Inc	3.14%	\$368M
SPG	Simon Property Group Inc	3.07%	\$359M

2. Hypothetical 13F-clone results

Window: 2018-05-08 to 2026-10-02 (34 filings). Cumulative: +60.7% CAGR: +5.81% SPY same window: cumulative +227.9%, CAGR +15.18%. Trailing CAGR - 10Y: n/a, 5Y: +2.88%, 3Y: +11.30%, 1Y: +6.86%. Max drawdown (month-end, approximate): -31.0%.

Method (summary): For each Form 13F filing in the history table, the clone takes the positions and weights exactly as disclosed (reported values at the period end). From the filing date until the next filing date, each position earns the return of its dividend-adjusted closing price (Yahoo Finance daily bars; split- and dividend-adjusted). At each new filing the clone rebalances to the newly disclosed weights. Positions that cannot be priced (non-U.S. listings, some recent IPOs and delisted names) are excluded from both the weights and the returns, and the covered share of reported value is stated in this dossier. The benchmark is SPY on the same dividend-adjusted basis over the identical window. Month-end values are used for drawdown and trailing-window statistics and are approximate.

3. Filing history - every clone input

Each row is one SEC Form 13F filing used by the clone. Accession numbers link to the filing index at sec.gov: <https://www.sec.gov/Archives/edgar/data/<CIK>/<accession without dashes>/<accession>-index.htm>

Quarter	Accession no.	Filed	CUSIPs
2018Q1	0001725296-18-000005	2018-05-08	108
2018Q2	0001725296-18-000008	2018-08-09	106
2018Q3	0001725296-18-000010	2018-11-14	115
2018Q4	0001725296-19-000001	2019-02-13	122
2019Q1	0001725296-19-000005	2019-05-10	124

2019Q2	0001725296-19-000008	2019-08-09	127
2019Q3	0001725296-19-000010	2019-11-14	109
2019Q4	0001725296-20-000001	2020-02-12	146
2020Q1	0001725296-20-000003	2020-05-14	145
2020Q2	0001725296-20-000005	2020-08-11	134
2020Q3	0001725296-20-000006	2020-11-13	127
2020Q4	0001725296-21-000001	2021-02-12	95
2021Q1	0001725296-21-000015	2021-05-13	95
2021Q2	0001725296-21-000016	2021-08-13	101
2021Q3	0001725296-21-000017	2021-11-12	102
2021Q4	0001725296-22-000001	2022-02-11	94
2022Q1	0001725296-22-000004	2022-05-13	94
2022Q2	0001725296-22-000006	2022-08-12	103
2022Q3	0001725296-22-000009	2022-11-14	90
2022Q4	0001725296-23-000004	2023-02-21	87
2023Q1	0001725296-23-000005	2023-05-11	90
2023Q2	0001725296-23-000007	2023-08-14	88
2023Q3	0001725296-23-000008	2023-11-13	86
2023Q4	0001725296-24-000003	2024-02-13	75
2024Q1	0001725296-24-000006	2024-05-10	72
2024Q2	0001725296-24-000008	2024-08-12	71
2024Q3	0001725296-24-000011	2024-11-12	92
2024Q4	0001725296-25-000041	2025-02-12	75
2025Q1	0001725296-25-000042	2025-05-09	77
2025Q2	0001725296-25-000047	2025-08-12	78
2025Q3	0001725296-25-000049	2025-11-12	80
2025Q4	0001725296-26-000002	2026-02-12	81
2026Q1	0001725296-26-000003	2026-05-08	79
2026Q2	0001725296-26-000007	2026-08-07	80

4. Coverage and adjustments

Price coverage at the latest filing: 70.3% of reported value is covered by our price history and included in the clone; the rest is excluded (mostly non-U.S. listings, recent IPOs, delisted names).

5. Disclaimer

This document and the associated web profile present a hypothetical replication ("13F clone") of the long U.S. equity positions disclosed on Form 13F. It is not the named fund's actual investment return: Form 13F excludes short positions, bonds, cash, non-U.S. listings, private holdings, leverage and fees, and positions are only observable quarterly, with a filing lag of up to 45 days. Nothing here is investment advice or a recommendation. Past hypothetical performance does not guarantee future results.