

Harbor AlphaEdge Next Generation REITs Index Methodology

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Introduction

This document is to be used as a guideline with regard to the composition, calculation, and management of the Harbor AlphaEdge Next-Generation REITs Index (the “**Index**”). Any changes made to these guidelines are initiated by the Committee specified in Section 5. The Index is calculated and published by Solactive AG (the “**Index Calculator**”).

1 Index Overview

The Index is comprised of a portfolio of equity securities of US-listed real estate investment trusts “(REITs)” that primarily own real estate for use outside of the traditional real estate property types. The Index is constructed using a proprietary, rules-based stock selection model developed by Harbor Capital Advisors, Inc. (the “**Index Sponsor**”). Companies are selected for inclusion in the Index and weighted utilizing an optimization approach.

The Index is reconstituted and rebalanced monthly.

The Index is calculated and distributed by the Index Calculator. The Index is calculated and published in USD.

1.1 Index Identifiers

The gross total return version of the Index is distributed under ISIN DE000SL0MW36. The Index is published in Reuters under the code .HANGRI and in Bloomberg under the ticker HANGRI.

1.2 Initial Value

The Index is calculated since 2024/08/15 and the index starts from a level of 100.

1.3 Distribution

The Index is published via the price marketing services of Boerse Stuttgart AG and is distributed to all affiliated vendors. Each vendor decides on an individual basis as to whether the vendor will distribute/display the Index via the vendor’s information systems.

1.4 Prices and Calculation Frequency

The value of the Index is calculated on each Trading Day based on the prices on the respective Exchanges on which the Index Components are listed. The most recent prices of all Index Components are used.

The Index is calculated every 15 seconds with the closing time being 4:50pm, EST. In the event that data cannot be provided to Reuters or to the pricing services of Boerse Stuttgart AG the Index cannot be distributed.

Any error in the Index calculation is adjusted on a retrospective basis according to Solactive’s correction policy (<https://www.solactive.com/documents/correction-policy/>), as updated from time to time. Other Index errors (other than those relating to the Index calculation) are corrected in accordance with the Index Sponsor’s index oversight policy.

1.5 Publication

All specific information relevant for calculating the Index are made available on the webpage of the Index Calculator (<http://www.solactive.com>)

1.6 Licensing

Licenses, if any, to use the Index as the underlying value/index for index funds, ETFs, or derivative

instruments are issued to stock exchanges, banks, financial services providers, and investment houses by the Index Sponsor.

2 Composition of the Index

2.1 Index Universe

The “**Index Universe**” consists of the largest 3000 equity securities trading on US exchanges that meet the Index Sponsor’s requirements for size and liquidity and fall within the sub-industry classifications listed below. Companies within the Index Universe are required to have, as determined by the Index Sponsor, (a) at least 5% of free-float market capitalization available to trade; (b) at least \$10 million in market capitalization; (c) at least \$10 million in aggregate sales over the prior three fiscal years; (d) trading activity on at least 90% of days over the prior 63 days; and (e) a price greater than or equal to one dollar per-share or an average of one dollar per-share over the prior 21 days.

Sub-Industry Classifications Included in Index Universe

Data Center Equity REITs
Gaming Equity REITs
Healthcare and Life Sciences Equity REITs
Hotel and Motel Equity REITs
Land Equity REITs
Manufactured Homes Equity REITs
Self-Storage Equity REITs
Tower Equity REITs

The Index Sponsor generally relies on FactSet’s Revere Business Industry Classification System (RBICS) for sub-industry classifications. The Index Universe may, however, subject to the oversight and approval of the Index Committee, classify individual securities as within or outside the Index Universe based on a determination of whether or not, respectively, such securities constitute non-traditional REITs. Traditionally, commercial real estate has consisted of retail, office, industrial and multifamily properties. In recent years, an alternative segment of REIT properties has emerged which possess different and unique characteristics compared to traditional REIT properties; some of these differentiated characteristics include the physical property itself, the use of the physical property, and the type of tenant occupying the space.

The Index Universe will also exclude any shares where, in the determination of the Index Sponsor, there is a reasonable expectation that there may be a material reduction in the liquidity of a share as a consequence of an impending corporate action, regulatory action, Delisting or other Extraordinary Event affecting a share.

2.2 Selection and Weighting of Index Components

The Index Sponsor determines the composition of the Index (a “**Rescreening**”) effective on the last Trading Day of each month (each, a “**Reconstitution Date**”). At each Rescreening, the Index Sponsor determines the composition of the Index in accordance with the following proprietary process:

Step 1. The Index Sponsor will generate the Index Universe to determine the population of Non-Traditional REITs. Any new adjustments to the RBICS sub-industry classifications (that had not been accounted for as of the prior Rescreening date) will be approved by the Index Committee prior to the Rescreening Date.

Step 2. All constituents in the Index Universe are weighted based on their relative market capitalizations in accordance with the following process. This weighting schema produces a baseline portfolio referenced in Step 4, the (“**Reference Portfolio**”).

$$\text{Initial Weight} = W_A = \frac{P_A}{\sum_{x=1}^n P_x}$$

with:

A = Index Constituent

P = Market Cap for a index constituent

n = number of constituents in the Index

The maximum weight for any constituent at the time of Rescreening is 4%. Should the “Initial Weight” (calculated per the above) for any constituent be greater than 4%, each such constituent will be capped at 4% and the remaining constituents with weights below 4% will receive additional weightings according to the formula below:

$$\text{Additional Weight} = W'_a = \sum_{x=1}^m (W_x - 4\%) \frac{P_a}{\sum_{x=1}^l P_x}$$

with:

a = Index Constituent with previously assigned weighting <4%

W = Previously allocated weight

m = number of constituents with previously allocated weight over 4%

P = Market Cap weight

l = number of constituents with previously allocated weight under 4%

Additional weight calculations will be repeated until 100% of the Reference Portfolio has been allocated.

Step 3. Scores are calculated for each company in the Index Universe based on the Index Sponsor's proprietary stock selection model across five categories: Capital Deployment, Momentum, Quality, Risk and Valuation (each, a “**Factor Composite**”).

Step 4. The Factor Composites are weighted in the calculation of an overall composite score (the “**Composite Score**”). The relative weights of the Factor Composites vary based on the Index Sponsor's assessment of the prevailing regime at the time of reconstitution. A prevailing regime is identified based on a rules-based regime model that identifies and quantifies position in the business cycle, market sentiment and predominant stylistic opportunity (growth, value or neutral).

Step 5. With the above inputs in place, the Index is constructed using a proprietary optimization process, which selects securities for the Index from among the Index Universe and weights them in order to maximize the anticipated information ratio of the portfolio subject to a targeted tracking error of 3 to 5% relative to the Reference Portfolio and subject to the following additional constraints.

- Maximum Weight: 7%
- Hotel and Motel Equity REITs Sub-Industry Constraint: 15%

3 Index Rebalancing

The Index is rebalanced monthly. The “**Index Rebalancing Date**” is 10 trading days after the corresponding Reconstitution Date.

4 Index Calculation and On-going Maintenance

The Index Calculator (Solactive AG or any other appropriately appointed successor in this function) is responsible for calculating index levels.

All specifications and information relevant for calculating the Index are available via the following link: <https://www.solactive.com/documents/equity-index-methodology/>

5 Amendments and Exceptions to this Methodology

The Index Committee, comprised of Harbor Capital Advisors employees, is responsible for decisions regarding the composition of the Index as well as any amendments to the rules (in this document referred to as the “Committee” or the “Index Committee”).

This document is updated to reflect any changes approved by the Index Committee.

6 Additional Definitions

A “**Delisting**” of an Index Component occurs when the Exchange announces pursuant to the Exchange regulations that the listing of, the trading in or the issuing of public quotes on the Index Component at the Exchange has ceased immediately or will cease at a later date, for whatever reason (provided delisting is not because of a Merger or a Takeover bid), and the Index Component is not immediately listed, traded or quoted again on an exchange, trading or listing system, acceptable to the Index Calculator.

“**Exchange**” means a US exchange, including CBOE, NYSE, NYSE American, NASDAQ and ARCA or any other appropriate successor.

An “**Extraordinary Event**” is

- a Merger
- a Takeover bid
- a Delisting
- a change in domiciled country
- the Nationalization of a company
- Insolvency

The Trading Price for this Index Component on the day the event came into effect is the last available market price for this Index Component quoted on the Exchange on the day the event came into effect (or, if a market price is not available for the day the event came into effect, the last available market price quoted on the Exchange on a day specified as appropriate by the Index Calculator), as determined by the Index Calculator, and this price is used as the Trading Price of the particular Index Component until the end of the day on which the composition of the Index is next set.

In the event of the Insolvency of an issuer of an Index Component the Index Component shall remain in the Index until the next Adjustment Day. As long as a market price for the affected Index Component is available on a Trading Day, this shall be applied as the Trading Price for this Index Component on the relevant Trading Day, as determined in each case by the Index Calculator. If a market price is not available on a Trading Day the Trading Price for this Index Component is set to zero. The Committee may also decide to eliminate the respective Index Component at an earlier point in time prior to the next Adjustment Day. The procedure in this case is identical to an elimination due to and Extraordinary Event.

A “**Factor**” refers to a measurable, numerical or statistical element used in various analyses to describe a securities exposure to a given statistic.

“**Index Component**” is each share currently included in the Index.

“**Insolvency**” occurs with regard to an Index Component if (A) all shares of the respective issuer must be transferred to a trustee, liquidator, insolvency administrator or a similar public officer as result of a voluntary or compulsory liquidation, insolvency or winding-up proceedings or comparable proceedings affecting the issuer of the Index Components or (B) the holders of the shares of this issuer are legally enjoined from transferring the shares.

“**Market capitalization**” is defined as the value of a company calculated by multiplying the number of shares outstanding of the company by its share price.

With regard to an Index Component a “**Merger**” is

- (i) a change in the security class or a conversion of this share class that results in a transfer or an ultimate definite obligation to transfer all the shares in circulation to another legal person,
- (ii) a merger (either by acquisition or through forming a new structure) or a binding obligation on the part of the issuer to exchange shares with another legal person (except in a merger or share exchange under which the issuer of this Index Component is the acquiring or remaining company and which does not involve a change in security class or a conversion of all the shares in circulation),
- (iii) a takeover offer, exchange offer, other offer or another act of a legal person for the purposes of acquiring or otherwise obtaining from the issuer 100% of the shares issued that entails a transfer or the irrevocable obligation to transfer all shares (with the exception of shares which are held and controlled by the legal person), or

- (iv) a merger (either by acquisition or through forming a new structure) or a binding obligation on the part of the issuer of the share or its subsidiaries to exchange shares with another legal person, whereby the issuer of the share is the acquiring or remaining company and it does not involve a change in the class or a conversion of the all shares issued, but the shares in circulation directly prior to such an event.

“Nationalization” is a process whereby all shares or the majority of the assets of the issuer of the shares are nationalized or are expropriated or otherwise must be transferred to public bodies, authorities or institutions.

“Number of shares” is in respect of an Index Component and any given Trading Day the number or fraction of shares included in the Index. It is calculated for any Index Component as the ratio of (A) the Percentage Weight of an Index Component multiplied by the Index value and (B) its Trading Price.

“Percentage Weight” of an Index Component is the ratio of its Trading Price multiplied by its Number of Shares divided by the Index value.

A **“Takeover bid”** is a bid to acquire, an exchange offer or any other offer or act of a legal person that results in the related legal person acquiring as part of an exchange or otherwise more than 10% and less than 100% of the voting shares in circulation from the issuer of the Index Component or the right to acquire these shares, as determined by the Index Calculator based on notices submitted to public or self-regulatory authorities or other information considered by the Index Calculator to be relevant.

“Trading Day” means a day on which the New York Stock Exchange is open.

With regard to an Index component (subject to the provisions given above under “Extraordinary Events”) the **“Trading Price”** in respect of a Trading Day is the closing price on this Trading Day determined in accordance with the Exchange regulations. If the Exchange has no closing price for an Index Component, the Index Calculator shall determine the Trading Price and the time of the quote for the share in question in a manner that appears reasonable to him.

Important Information

The Harbor AlphaEdge Indices (each an “Index”) have been created by Harbor Capital Advisors, Inc. (“Harbor Capital”) and are calculated, published, and distributed by Solactive AG (“Solactive”). All information provided by Harbor Capital, including without limitation, any materials that describe any Index, is of general nature only. The Indices, allocations, and data are subject to change.

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