CRSP ZIMAN/REAL ESTATE DATA SERIES RELEASE NOTES

FEBRUARY 2021 MONTHLY UPDATE

FILE VERSION SPECIFICS

- The CRSP/Ziman Real Estate Data Series contains data through February 2021, available in March 2021.
- The data series contains 664 securities of which 221 are currently trading. The date range is from 19800102-20210226.
- This release may be installed on Windows and Linux. ASCII, SAS and R versions of the data series are available for all three platforms. The Zip files available for download include a version for each different set of files, found in the table in the zip file structure section below.

RESEARCH AND PROGRAMMING NOTES

Prices and indexes in this product begin in January of 1980. This is true even when the Ziman REIT Info table states that the REIT was in existence prior to 1980.

The base year for the CRSP/Ziman Indexes is 12/30/1994, at which point they are set to a value of 100. This differs from CRSP Market Indexes which are set to 100 on 12/29/1972.

Due to some inconsistent trading early in the time series, a few additional rules were implemented to improve the continuity of the portfolios used to calculate the indexes. Please refer to Chapter 2 of the CRSP/Ziman Real Estate Data Series Guide for an explanation of universe and price selection criteria.

202102 REIT SUMMARY

CRSP ADDS, DELISTS, AND CHANGES

PERMNO	COMPANY NAME	TICKER	CUSIP	START DATE	END DATE
ADDS					
26650	C T O REALTY GROWTH INC NEW	CTO	22948Q10	2/1/2021	2/26/2021

CRSP DATABASE CHANGES

PERMNO	COMPANY NAME	DESCRIPTION
13752	CYRUSONE INC	SHARES OUTSTANDING CHANGE FROM 120423 TO 120461 FOR 20210212 – PRESENT.
13756	GLADSTONE LAND CORP	SHARES OUTSTANDING CHANGE FROM 24102 TO 26219 FOR 20201231 – PRESENT.
14651	CARETRUST REIT INC	SHARES OUTSTANDING CHANGE FROM 95736 TO 95216 FOR 20201104 – 20201231 AND 95216 TO 95894 FOR 20210209 – PRESENT.
46703	HOST HOTELS & RESORTS INC	SHARES OUTSTANDING CHANGE FROM 705330 TO 705400 FOR 20201231 – PRESENT.
49744	POTLATCHDELTIC CORP	SHARES OUTSTANDING CHANGE FROM 66873 TO 66876 FOR 20201231 – PRESENT.
79782	REGENCY CENTERS CORP	SHARES OUTSTANDING CHANGE FROM 169680 TO 169220 FOR 20201231 – PRESENT.
83879	LAMAR ADVERTISING CO NEW	SHARES OUTSTANDING CHANGE FROM 86428 TO 86492 FOR 20201231 – PRESENT.
86996	S B A COMMUNICATIONS CORP NEW	SHARES OUTSTANDING CHANGE FROM 111115 TO 109819 FOR 20201231 – PRESENT.
89617	EQUINIX INC	SHARES OUTSTANDING CHANGE FROM 89102 TO 89134 FOR 20201231 – PRESENT.
89823	GLADSTONE COMMERCIAL CORP	SHARES OUTSTANDING CHANGE FROM 34268 TO 35332 FOR 20201231 – PRESENT.
90092	SABRA HEALTHCARE REIT INC	SHARES OUTSTANDING CHANGE FROM 206928 TO 210561 FOR 20201231 – PRESENT.

PERMNO	COMPANY NAME	DESCRIPTION
92343	RETAIL OPPORTUNITY INVST CORP	SHARES OUTSTANDING CHANGE FROM 118005 TO 118085 FOR 20201231 – PRESENT.
92680	A G N C INVESTMENT CORP	SHARES OUTSTANDING CHANGE FROM 545212 TO 539500 FOR 20201231 – PRESENT.

DELIVERY METHOD, INSTALLS, AND DATA FORMATS

DELIVERY

CRSP data delivery for all products is available through the "Cloud." By utilizing IPSwitch's MOVEit Cloud product (https://crsp.moveitcloud.com, you can download data products either on demand, or with scheduled processes.

ZIP INSTALLS

CRSP uses a zip process for data installation. ZIP utilities that are standard on all platforms should work to unzip the databases. On Windows computers, CRSP recommends using 7-ZIP, which can be downloaded from this site: http://www.7-zip.org/

Several important items to note:

- All directories are extracted to lower case letters. For example: C:\crspdata\raz201308
- All Windows Users: Extracting a zipped file does not create an installed program in Windows. It will not show in the Windows Control Panel. When uninstalling the data, just delete the directories that contain the detailed files

Red Hat Linux Users: If your version of Red Hat is earlier than 6.0, you will need to install an updated version of the "File Roller" program in order to install the data.

ZIP FILE STRUCTURE AND PROCESS:

Four individual zip files need to be unzipped separately. Unzip the files into the root or home or your target directory. For example, c:\ in Windows; /home for Linux. The unzip process will created the \crspdata subdirectory.

Note that the destination directories have also changed as part of this process:

ZIP FILE ON DISK	DESCRIPTION	INSTALL PATH
RAZYYYYMM_ASCII	ASCII FILES	\CRSPDATA\RAZYYYYMM_ASCII
RAZYYYYMM_SAS	SAS FILES	\CRSPDATA\RAZYYYYMM_SAS
RAZYYYYMM_R	R FILES	\CRSPDATA\RAZYYYYMM_R

Contact CRSP Client Services for assistance at support@crsp.org or call 312-263-6400, Option 2.

SYSTEM REQUIREMENTS

- SAS, ASCII, R, or an analytical tool of your choice
- Sufficient disk space to load and manipulate the data series.*

DATA SERIES FORMAT	MONTHLY DATA SERIES	DAILY/MONTHLY DATA SERIES
ASCII	11.0 MB	235 MB
SAS	12.5 MB	254 MB
R FILES	N/A	33.6 MB

*Additional disk space will be needed for data manipulation.

File name specifications and installation information can now be found in the guide.