

Crown Castle Inc. (CCI)

Real Estate / REIT - Specialty · New York Stock Exchange

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE	MARKET CAP	52-WK HIGH	TRAILING PE	GROSS MARGIN	ROE	PIOTROSKI	1-YR RETURN
\$82.26	\$35.9B	\$100.50	33.3	63.2%	-52%	7/9	-15.1%
2026-10-16	VOLUME	52-WK LOW	P/S	NET MARGIN	ROIC	ALTMAN Z	5-YR RETURN
	9.1M	\$65.32	8.64	25.8%	10%	-0.1	-24.7%

Crown Castle Inc. specializes in critical digital infrastructure across the United States. The company actively manages, operates, and leases an expansive network, featuring over 40,000 cellular communication towers and approximately 80,000 miles of fiber optic cable. This comprehensive infrastructure underpins both small cell deployments and various advanced fiber solutions, spanning every significant U.S. metropolitan area. Through these vital connections, Crown Castle links communities and urban centers to essential data, cutting-edge technology, and indispensable wireless services, thereby delivering crucial information, innovative concepts, and communication capabilities to individuals and enterprises alike. More information can be found at www.crownccastle.com.

SECTOR Real Estate INDUSTRY REIT - Specialty EXCHANGE NYSE MARKET CAP \$35.9B EMPLOYEES 4,000 (SEC-filed) CEO Christian H. Hillabrant IPO 1998-08-18
COUNTRY US
8020 Katy Freeway, Houston, TX 77024-1908 · Tel 713-570-3000 · crownccastle.com

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

49 / 100

Street mean \$84.50 (2 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

TWO-WAY FLOW

\$0.1M buys against \$0.8M sells / 6 mo

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE
49
OF 100

Score Breakdown

Profitability	63/100
Growth	49/100
Momentum	71/100
Quality	70/100
Earnings Quality	84/100
Balance Sheet	18/100
Value	42/100
Risk (safety)	0/100
Overall	48.7/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
IRM	43
SBAC	54
DLR	36
LAMR	67
AMT	57
WY	43
CCI	49

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 51 in 23 Q2, latest 49 — -2 since. Fell in 2 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

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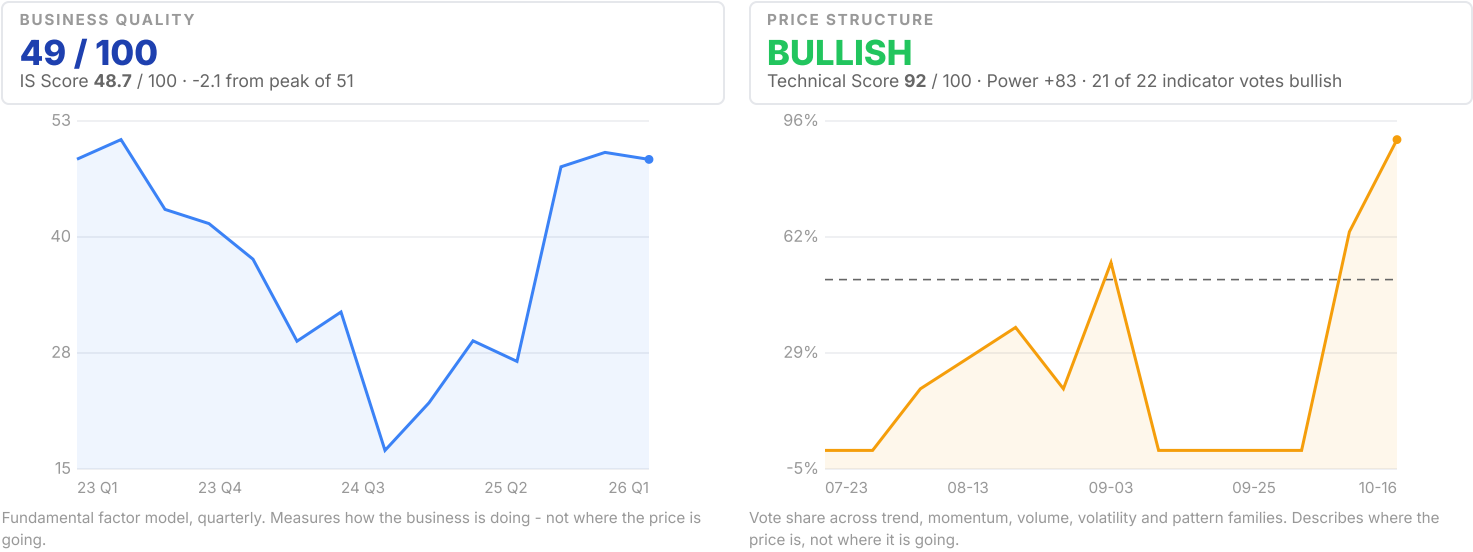
3 PRICE AND VOLUME

adjusted close, prod data layer



4 TWO READINGS

business vs price



These two disagree — business quality 49, price structure 92 out of 100, so the price reads better than the business does. We publish the disagreement rather than resolving it: they answer different questions, and the gap between them is information, not an error.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 55 and holds two consecutive quarters	now 48.7	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 27 → 48 → 49 → 49	the direction matters more than the level
Technical vote share back above 50%	now 91%	price structure no longer broken
Institutional holder count rises two quarters running	peak 1,227 → now 939	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

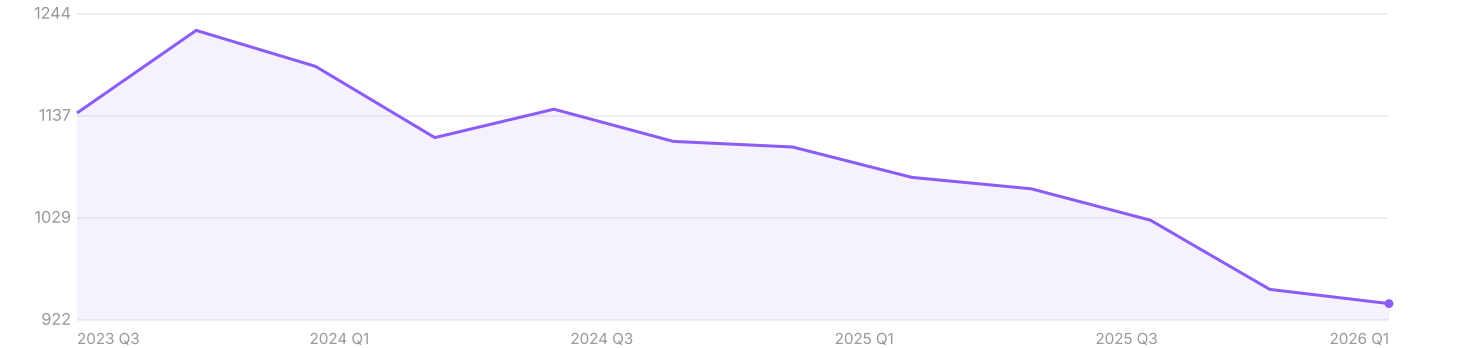
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6 SMART MONEY CONFLUENCE				EDGE · disclosure sources
SITE CONVERGENCE SCORE 4 of 4 top 0% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 4 buys 2026-09-25	INSIDER BUYS (180D) 1 \$0.07M	
ETF FUNDS (30D) 1001 up / 886 down net +115 funds	INSTITUTIONS ADDED (13F) -15 managers opening or increasing			

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND	13F · filed 45 days after quarter end
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Institutions holding — 12 quarters



Peak 1,227 · latest 939 (-288 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%
2026 Q2	939	429.3M	\$29.1B	99.1%
2026 Q1	954	419.7M	\$30.2B	96.9%
2025 Q4	1,027	423.7M	\$33.5B	97.8%
2025 Q3	1,060	414.0M	\$35.9B	95.6%
2025 Q2	1,072	411.4M	\$37.9B	95.0%
2025 Q1	1,104	421.0M	\$40.5B	97.2%
2024 Q4	1,110	404.9M	\$34.1B	93.5%
2024 Q3	1,144	407.3M	\$44.6B	94.1%
2024 Q2	1,114	398.5M	\$38.5B	92.0%
2024 Q1	1,189	397.9M	\$41.6B	91.9%
2023 Q4	1,227	393.8M	\$44.9B	90.9%
2023 Q3	1,140	392.8M	\$35.8B	90.7%

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

8 INSIDER ACTIVITY							live Form 4 data
INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED	
Hillabrant Christian H	director, President and CEO	2026-09-15	EXERCISE	24,466	—	24,466	
Hillabrant Christian H	director, President and CEO	2026-09-15	EXERCISE	7,340	—	31,806	
Hillabrant Christian H	director, President and CEO	2026-09-15	TAX W/H	12,160	\$0.90M	19,646	
Hillabrant Christian H	director, President and CEO	2026-09-15	EXERCISE	24,466	—	48,932	
Hillabrant Christian H	director, President and CEO	2026-09-15	EXERCISE	7,340	—	14,680	
Collins Robert Sean	Vice President and Controller	2026-08-07	SELL	1,500	\$0.11M	5,113	
Hinson Kristoffer L	EVP and CCO	2026-05-20	A-Award	11,083	—	11,083	
Hinson Kristoffer L	EVP and CCO	2026-05-11	—	7,185	—	0	

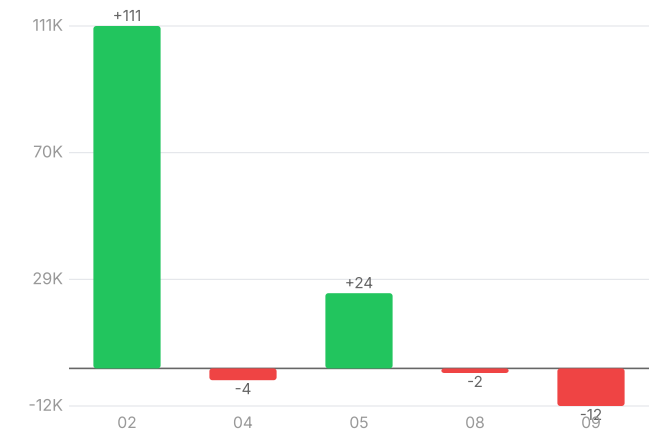
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9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY

EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	3	9,150	\$0.8M	Counted
P — Open-market purchases	1	820	\$0.1M	Counted
M — Exercises (paired A/D)	3	41,455	—	None — mechanics
F — Tax withholding	5	24,170	\$2.0M	None — compensation

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL Two-Way Flow	OPEN-MARKET SELLS \$0.8M 3 txns / 6 mo	OPEN-MARKET BUYS \$0.1M 1 txns / 6 mo	CLUSTER None active 3+ insiders / 21 days
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10 FORM 144 PLANNED-SALE PIPELINE

live EDGAR data

FILED	FILER	SHARES REGISTERED	EST. PROCEEDS
2026-05-26	Levendos Christopher	10,960	\$1.0M
2026-02-25	Adams Edward B Jr	4,650	\$0.4M
2026-02-06	Levendos Christopher	1,883	\$0.2M
2025-10-28	Levendos Christopher	1,065	\$0.1M
Trailing 12 mo	5 filings	48,558	\$5M

11 13D / 13G STAKES

COND

FILED	FORM	REPORTING PERSON	% OF CLASS	SHARES
2026-05-15	SCHEDULE 13G/A	Cohen & Steers Ireland Limited	0.01%	0.0M sh
2026-04-29	SCHEDULE 13G	Vanguard Capital Management	7.53%	32.9M sh
2026-03-26	SCHEDULE 13G/A	The Vanguard Group	—	exit/reporting change
2026-02-09	SCHEDULE 13G	STATE STREET CORPORATION	5.10%	22.2M sh

12 CONGRESSIONAL TRADING

EDGE · STOCK Act

MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-09-25	2026-10-09
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-09-11	2026-10-09
Gilbert Cisneros	House	SELL	\$1,001 - \$15,000	2026-08-18	2026-09-11
Sheldon Whitehouse	Senate	SELL	\$1,001 - \$15,000	2026-06-25	2026-07-08
Sheldon Whitehouse	Senate	SELL	\$1,001 - \$15,000	2026-06-25	2026-07-07
Alan Armstrong	Senate	BUY	\$1,001 - \$15,000	2026-03-27	2026-07-20

HOUSE 12-MO 20 trades 3 purchases	SENATE 12-MO 3 trades 1 purchases	COVERAGE STOCK Act filings 30-45 day disclosure lag	
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13 INSTITUTIONAL OWNERSHIP & 13F FLOW

live 13F data

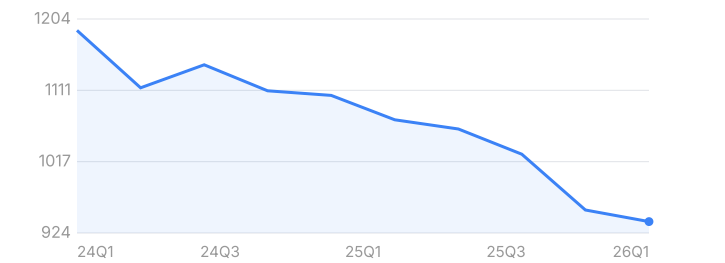
13F FILERS (LAST COMPLETE Q) 954	13F SHARES 420M 96.9% of shares out	NEW / CLOSED 86 / 142 positions, QoQ	INCREASED / REDUCED 361 / 392 positions, QoQ
PUT/CALL (13F) 0.82 option positions	FREE FLOAT 97.3% 425M sh		

2.8 · Largest Reporting 13F Managers

MANAGER	SHARES	VALUE
Ninety One Uk Ltd	178,725	\$12M
Ifm Investors Pty Ltd	140,732	\$9M
Gateway Investment Advisers Llc	139,369	\$9M
Fjarde Ap -Fonden /Fourth Swedish N	128,505	\$9M
Czech National Bank	122,243	\$8M
Wealth Enhancement Advisory Servic	87,167	\$6M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

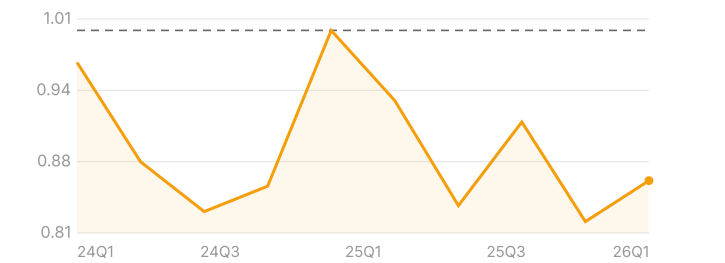
13F Filers Holding CCI — quarterly



2.9 · Top ETF & Fund Ownership

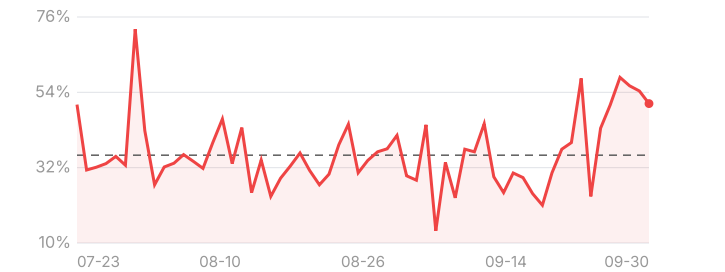
FUND	WEIGHT	POSITION
VGSLX	1.6%	\$1.1B
VGSNX	1.6%	\$1.1B
VNQ	1.6%	\$1.1B
VITSX	0.0%	\$901M
VTI	0.0%	\$901M
VSMPX	0.0%	\$901M

Institutional Put/Call — quarterly



14 SHORT VOLUME — DAILY, 60 SESSIONS

EDGE · live FINRA feed

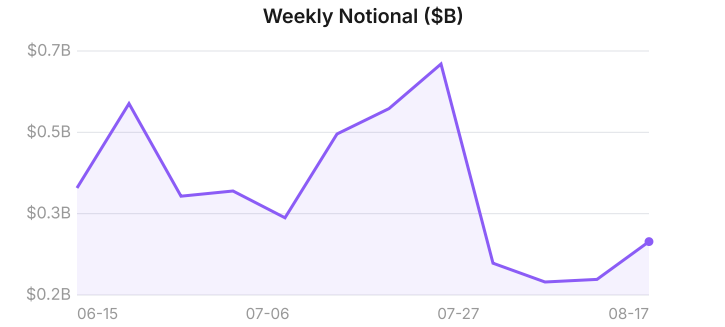


Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

LATEST SESSION 51.1% 2026-10-15	20-DAY AVG 39.4% 50-day 36.0%	TREND Rising 20d vs 50d	BY MARKET CENTER Q: 50% · N: 66% · B: 67% latest session
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15 DARK POOL ACTIVITY

EDGE · live ATS data



Where CCI Trades in the Dark

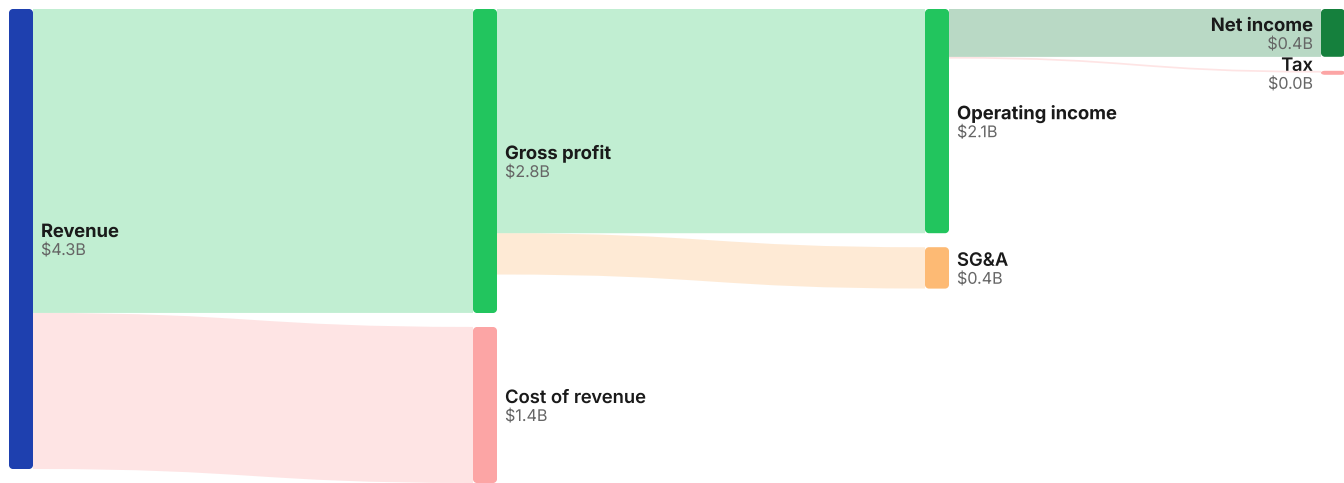
ATS VENUE (4-WK)	SHARES	AVG TRADE
Ubsa Ubs Ats	4.2M	67 sh
Incr Intelligent Cross Llc	3.1M	54 sh
Ebxl Level Ats	2.2M	34 sh
Sgmt Sigma X2	2.1M	55 sh
Mlix Instinct X	2.1M	88 sh
Mstx Ms Trajectory Cross (Ats-1)	1.5M	45 sh

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REVENUE FLOW — FY2025

live segmentation + income data

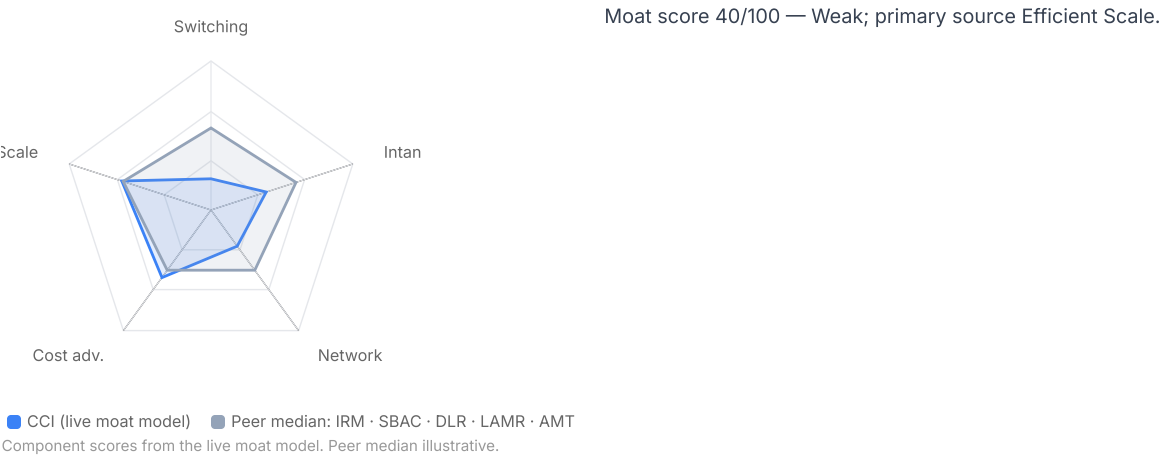


Where a dollar of Crown Castle Inc. revenue goes. All values FY2025 filings, live.

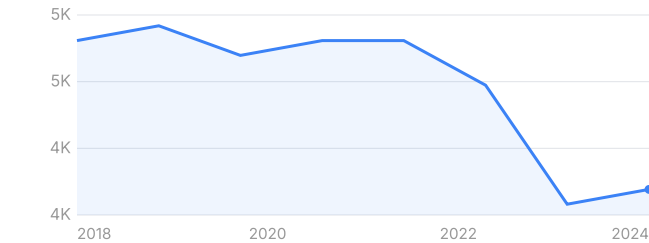
17

MOAT & COMPETITIVE POSITION

LIVE MODEL · 40/100 WEAK



3.8 · Employees (SEC filings)



18

CORPORATE INFORMATION — KEY OFFICERS

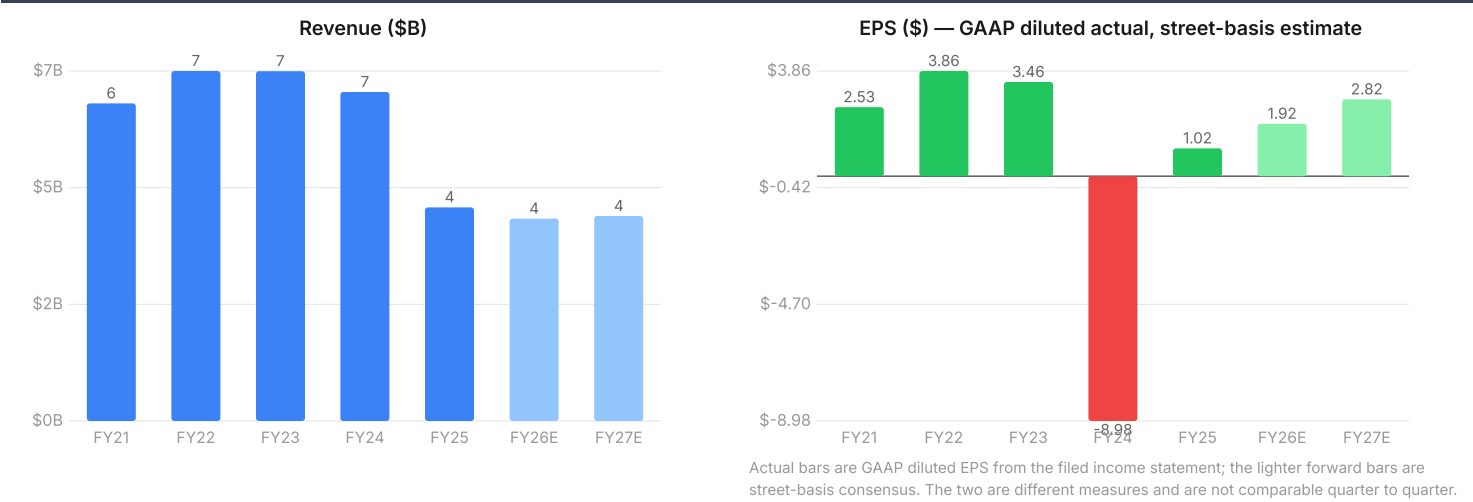
4,000 employees

OFFICER	TITLE
Christian H. Hillabrant	Chief Executive Officer, President & Director
Sunit S. Patel	Executive Vice President & Chief Financial Officer
Catherine Piche	Advisor
Edward Adams Jr.	Executive Vice President & General Counsel

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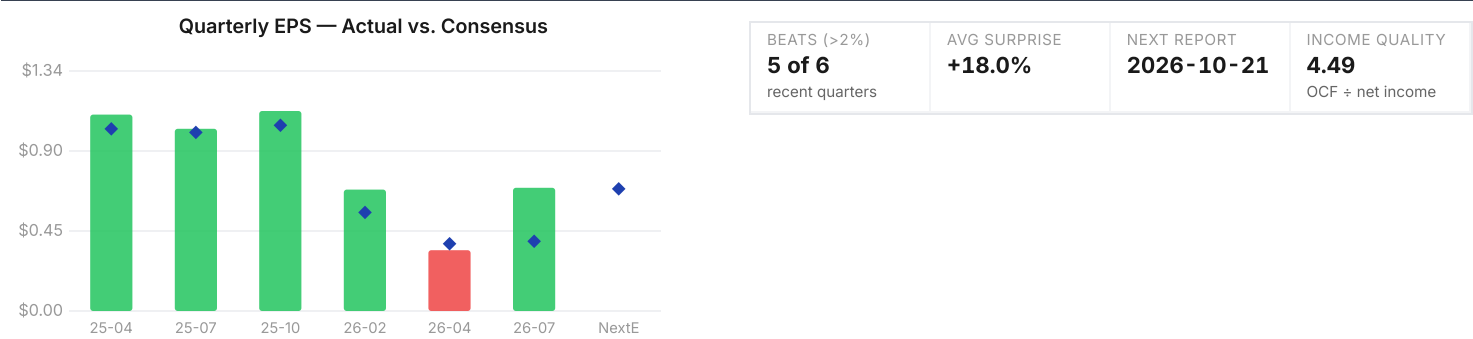
19 REVENUE & EPS — HISTORY AND ESTIMATES

live consensus



20 ESTIMATE VS. ACTUAL & SURPRISES

live data



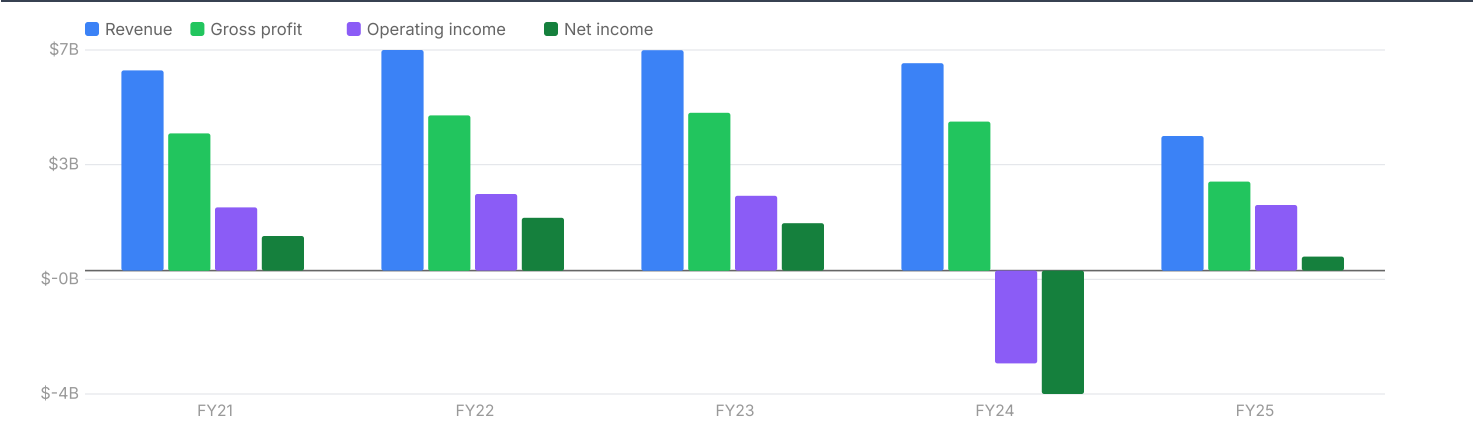
21 REPORTED VS. CONSENSUS — FULL HISTORY

0 quarters · live data

BEAT RATE —% 0 of 0 quarters		CURRENT STREAK 0 longest 0		AVG EPS SURPRISE —% median —%		SURPRISE TREND — last 4 vs prior 4	
PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE	
Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.							

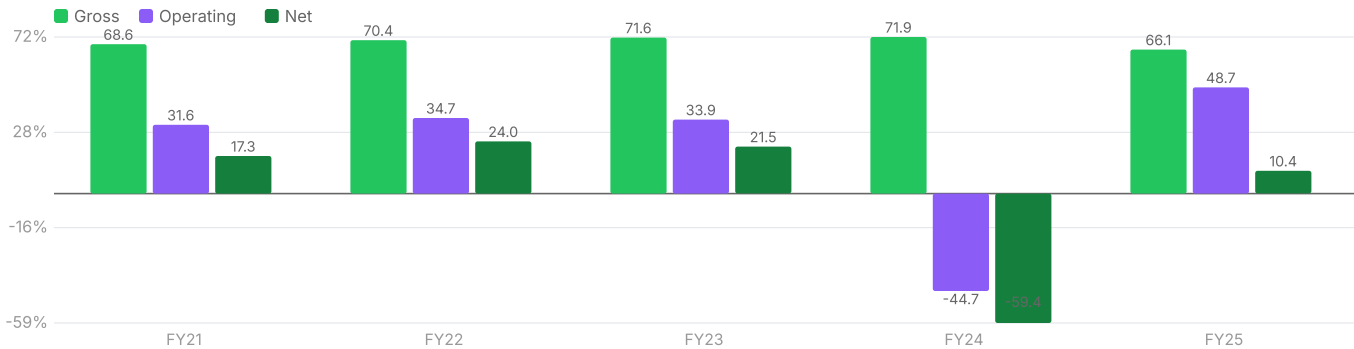
INCOME TRENDS — 5 YEAR

live financials

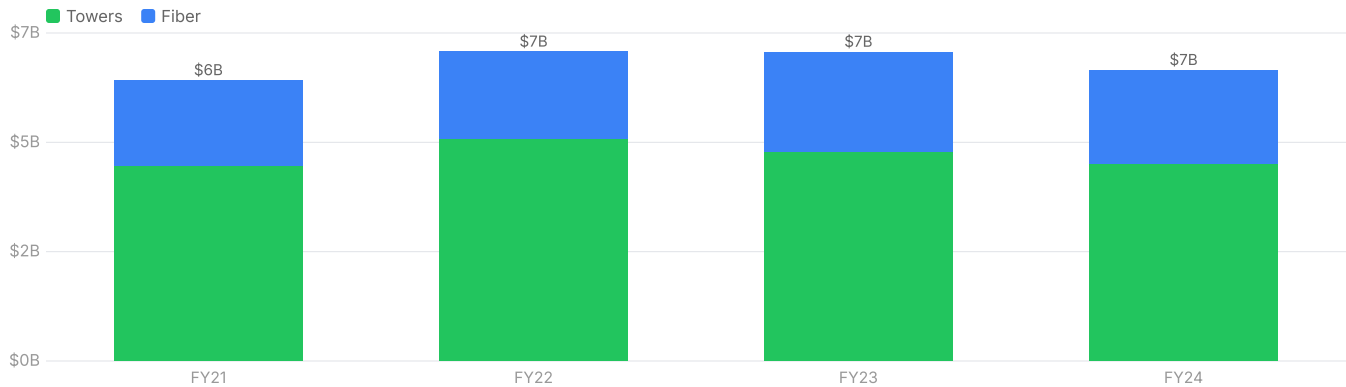


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Profit Margins (%)



Revenue by Segment — Stacked



Live segmentation data.

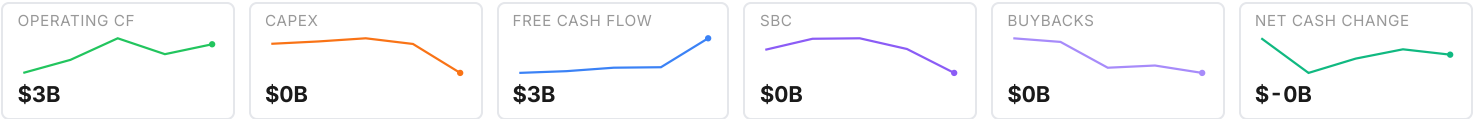
YoY Growth Heatmap — Income Lines

YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+8.6%	+10.2%	-0.1%	-5.9%	-35.1%
Gross profit	+12.3%	+13.1%	+1.7%	-5.6%	-40.3%
Operating income	+7.4%	+21.2%	-2.3%	-224.0%	-170.8%
Net income	+3.8%	+52.8%	-10.3%	-359.9%	-111.4%

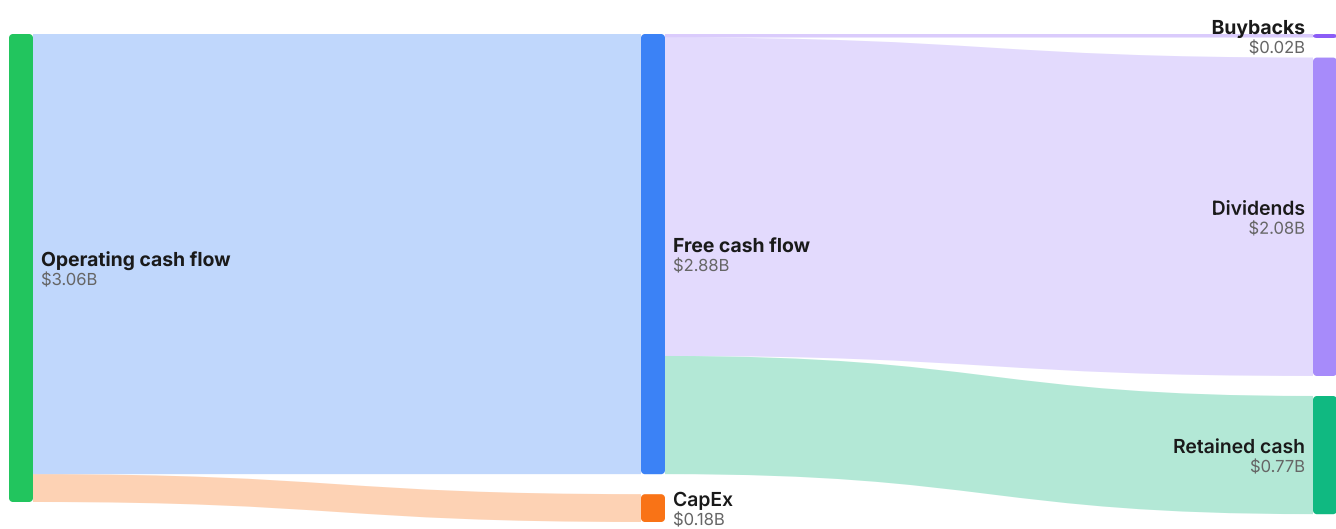
22 INCOME STATEMENT — FULL						live financials
\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	6.3	7.0	7.0	6.6	4.3	
Cost of revenue	2.0	2.1	2.0	1.8	1.4	
Gross profit	4.3	4.9	5.0	4.7	2.8	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.7	0.8	0.8	0.7	0.4	
Operating income	2.0	2.4	2.4	-2.9	2.1	
EBITDA	3.5	4.1	4.1	-1.2	2.8	
D&A	1.6	1.7	1.8	1.7	0.7	
Pretax income	1.2	1.7	1.5	-3.9	1.1	
Income tax	0.0	0.0	0.0	0.0	0.0	
Net income	1.1	1.7	1.5	-3.9	0.4	
Diluted EPS (\$)	2.53	3.86	3.46	-8.98	1.02	
Diluted shares (M)	434	434	434	434	437	

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CASH FLOW TRENDS live data



WHERE THE CASH WENT — FY2025 cash Sankey, live data



Balance Sheet — Full

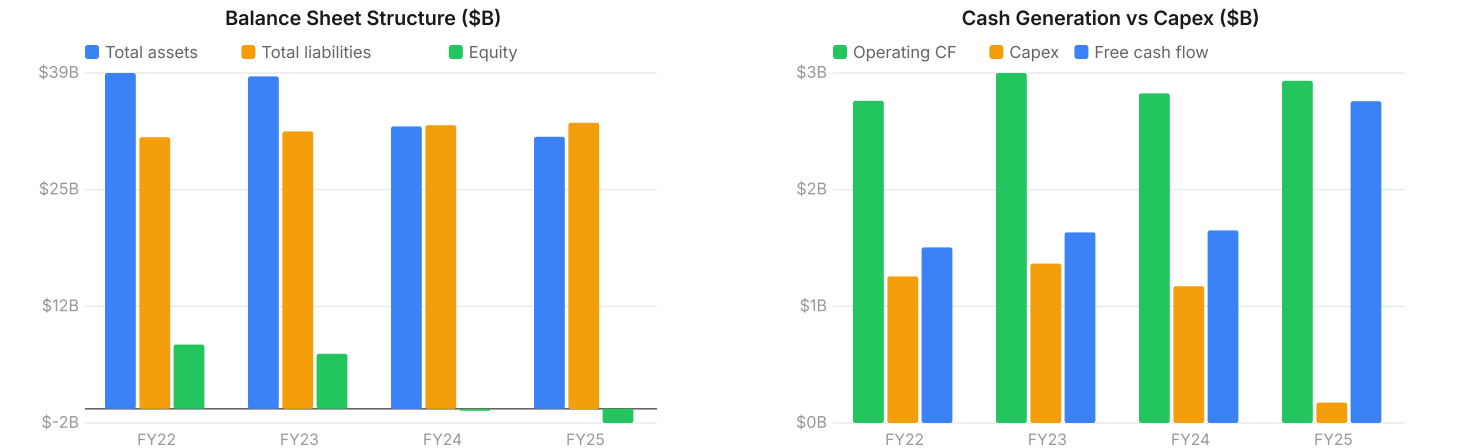
\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.2	0.1	0.1	0.3	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	0.7	0.6	0.7	0.3	
Total current assets	1.2	1.0	1.1	1.1	
PP&E (net)	21.9	21.9	21.3	11.7	
Goodwill + intangibles	13.7	13.3	7.9	6.0	
Total assets	38.9	38.5	32.7	31.5	
Accounts payable	0.2	0.3	0.2	0.1	
Short-term debt	0.8	0.8	0.6	2.8	
Deferred revenue	0.7	0.6	0.5	0.0	
Total current liabilities	2.7	2.6	2.2	4.5	
Long-term debt	20.9	22.1	23.5	21.6	
Total liabilities	31.5	32.1	32.9	33.2	
Shareholders' equity	7.4	6.4	-0.1	-1.6	

Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	1.7	1.5	(3.9)	0.4	
D&A	1.7	1.8	1.7	0.7	
Stock-based compensation	0.2	0.2	0.1	0.1	
Working capital change	(0.7)	(0.4)	(0.2)	(0.0)	
Operating cash flow	2.9	3.1	2.9	3.1	
Capital expenditures	(1.3)	(1.4)	(1.2)	(0.2)	
Investing cash flow	(1.4)	(1.5)	(1.2)	(1.2)	
Buybacks	(0.1)	(0.0)	(0.0)	(0.0)	
Dividends paid	(2.6)	(2.7)	(2.7)	(2.1)	
Debt issuance / (repay)	1.0	1.1	1.1	0.2	
Financing cash flow	(1.7)	(1.7)	(1.7)	(1.9)	
Free cash flow	1.6	1.7	1.7	2.9	

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23 EXPANDED RATIO ANALYSIS (I)

live ratio engine · profitability · valuation

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	12.4%	21.3%	21.7%	-124.9%	-50.2%	-52%	
ROA	2.8%	4.3%	3.9%	-11.0%	1.4%	5.0%	
ROIC	5.6%	6.8%	6.6%	-7.9%	7.4%	9.5%	
Gross margin	68.6%	70.4%	71.6%	71.9%	66.1%	63.2%	
Operating margin	31.6%	34.7%	33.9%	-44.7%	48.7%	47.7%	
Net margin	17.3%	24.0%	21.5%	-59.4%	10.4%	25.8%	
EBITDA margin	54.5%	58.3%	58.8%	-18.9%	64.9%	65.3%	
FCF margin	23.6%	22.4%	24.4%	31.2%	67.4%	—	
VALUATION							
P/E	67.57	29.81	29.85	-9.60	87.47	33.3	
P/B	8.97	6.70	7.02	-281.68	-23.75	-10.9	
P/S	11.68	7.15	6.42	6.78	9.11	8.64	
P/FCF	49.43	31.84	26.33	21.77	13.51	14.9	
EV/EBITDA	29.16	19.09	17.92	-53.69	24.62	21.5	
EV/Revenue	15.89	11.13	10.53	12.13	15.97	14.0	
Earnings yield	1.5%	3.4%	3.3%	-10.4%	1.1%	3.02%	
FCF yield	2.0%	3.1%	3.8%	4.6%	7.4%	6.69%	

EXPANDED RATIO ANALYSIS (II)

leverage · solvency

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	0.62	0.45	0.40	0.50	0.26	0.50	
Quick ratio	0.62	0.45	0.40	0.50	0.26	0.43	
Debt / equity	3.27	3.75	4.52	-222.65	-18.08	-7.16	
Debt / assets	69.2%	71.8%	74.8%	90.5%	93.8%	108.8%	
Net debt / EBITDA	7.73	6.83	7.00	-23.65	10.59	8.23	
Interest coverage	11.47	3.52	2.86	-3.32	2.17	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.16	0.18	0.18	0.15	0.13	0.19	
Receivables turnover	11.89	10.31	10.60	8.83	8.59	23.3	
DSO (days)	31	35	34	41	42	16	
DPO (days)	44	43	45	55	33	21	
Cash conversion cycle	-13	-7	-11	-14	9	44	
GROWTH (YoY)							
Revenue growth	8.6%	10.2%	-0.1%	-20.9%	-22.8%	—	
Net income growth	3.8%	52.8%	-10.4%	-360.0%	111.4%	—	
EPS growth	3.5%	52.8%	-10.4%	-360.0%	111.3%	—	
FCF growth	4.7%	4.7%	8.5%	1.1%	67.1%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	2.53	3.86	3.46	-8.99	1.02	2.48	
Book value / share	19.03	17.16	14.70	-0.31	-3.74	-7.55	
Revenue / share	14.61	16.10	16.09	12.72	9.76	9.61	
FCF / share	3.45	3.61	3.92	3.97	6.58	5.56	
Cash / share	0.67	0.36	0.24	0.27	0.62	2.41	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.1%	0.1%	0.1%	0.1%	0.1%	3.09%	
Altman Z-Score	1.39	0.90	0.74	-0.28	0.03	-0.1	
Piotroski F-Score	7	7	6	4	4	7/9	
Beneish M-Score	-2.29	-2.53	-2.86	-3.50	-2.63	-2.26	

24 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	7 / 9	Strong		
Altman Z-Score	-0.1	Distress (<1.81)	Distress	
Income quality	4.49	Cash-backed	OCF ÷ net income	
Beneish M-Score	-2.26	Non-manipulator	vs -2.22 threshold	

25 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		0.99	Revenue stability	0.50
Interest burden		0.54	Earnings stability	0.17
Operating margin		48.9%	Earnings persistence	0.20
Asset turnover		0.16×	Revenue CAGR 3y	-16.5%
Financial leverage		-11.42×	EPS CAGR 3y	-14.3%
= ROE		-46%	FCF CAGR 3y	9.8%

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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 3.09%	DIVIDEND YIELD 5.17%	TOTAL SHAREHOLDER RETURN 8.75% cash yield	SBC / REVENUE 2.0% dilution pressure
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26 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



27 PEER COMPARISON live peer engine

COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
IRM	\$33.5B	80.4	-41%	5.0%	+17.4%	6/9	+9.9%
SBAC	\$19.8B	20.1	-21%	27.8%	+5.4%	8/9	-4.7%
DLR	\$65.3B	81.1	3%	23.6%	+18.7%	5/9	+2.0%
LAMR	\$15.2B	27.3	59%	26.1%	+4.4%	9/9	+33.3%
AMT	\$86.3B	25.4	91%	31.6%	+6.7%	6/9	—
WY	\$14.1B	29.7	5%	8.7%	-1.9%	6/9	—
EQIX	\$97.3B	63.2	11%	18.2%	+9.9%	6/9	—
GLPI	\$11.4B	11.4	20%	53.1%	+5.8%	4/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

28 ANALYST CONSENSUS & ESTIMATES live consensus

Buy

47 Analysts



MEAN TARGET (QTR) \$84.50 2 targets	TARGET VS. PRICE +2.7% last-quarter mean	NEXT REPORT 2026-10-21 street \$0.68	
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CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$4.04B	\$4.05B / \$4.01B	\$1.92	\$1.93 / \$1.90	7
FY2027	\$4.09B	\$4.13B / \$4.04B	\$2.82	\$2.88 / \$2.65	10
FY2028	\$4.19B	\$4.36B / \$4.04B	\$2.95	\$3.79 / \$2.13	13

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29 STREET TARGETS & THIRD-PARTY RATING

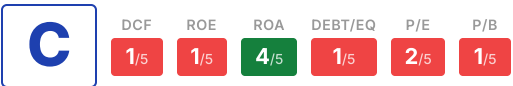
live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$85.00	+3.3%	1
Last Quarter	\$84.50	+2.7%	2
Last Year	\$98.88	+20.2%	8
All Time	\$138.00	+67.8%	47

Rolling mean of published targets vs. last close \$82.26. Aggregated from StreetInsider, Benzinga, Pulse 2.0.

Third-Party Composite Rating



Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

30 PRICE PERFORMANCE — INDEXED, 12 MO

live prices · benchmark + sector + peer set

CCI -15.1% vs S&P 500 +15.9% — spread -31.0pp



Sector — XLRE +0.9%



Peer Set — indexed to 100



All series indexed to 100 at the start of the window, adjusted closes.

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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND

site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$72.01	+10.25	+14.23%	Above
SMA 50	\$73.62	+8.64	+11.74%	Above
SMA 200	\$82.23	+0.03	+0.04%	Above
EMA 9	\$77.33	+4.93	+6.38%	Above
EMA 21	\$74.41	+7.85	+10.55%	Above
EMA 50	\$74.45	+7.81	+10.49%	Above
EMA 200	\$81.25	+1.01	+1.24%	Above

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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31 TECHNICAL POWER SCOREEDGE · site engine · 92/100 composite

TECHNICAL VERDICT

BULLISH

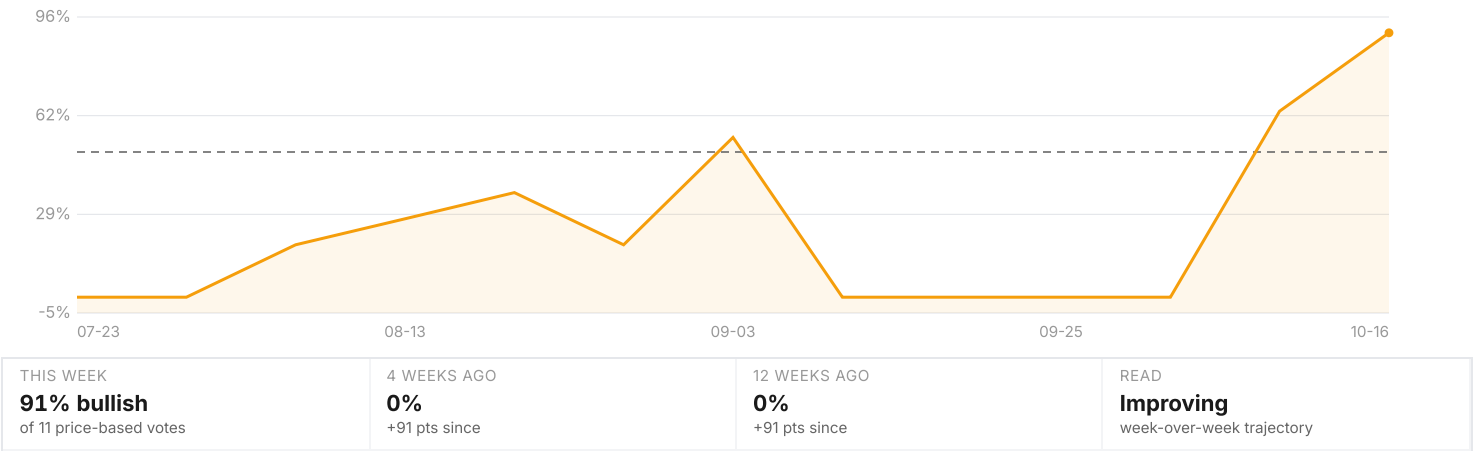
Power Score +83

21 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%		90
Momentum 25%		100
Volume 20%		100
Volatility 10%		100
Patterns 15%		62

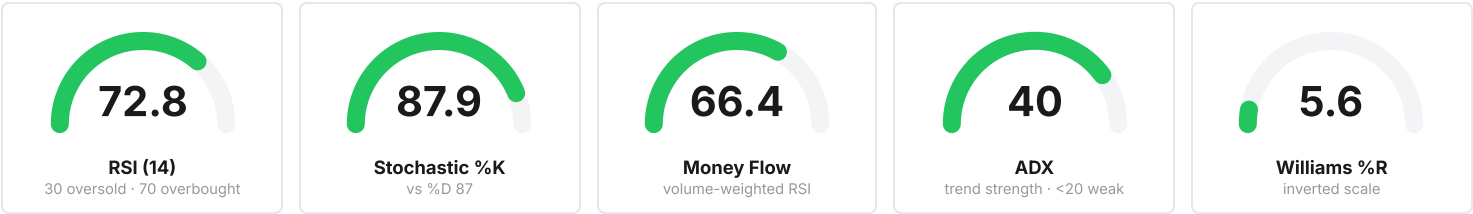
BULLISH — BUT WHICH WAY IS IT TRENDING?vote share recomputed weekly, 13 weeks



INDICATOR VOTE GRID21 bull / 1 bear

● Price vs SMA 20	\$72.01	● Price vs SMA 50	\$73.62	● Price vs SMA 200	\$82.23
● EMA 9/21 Cross	77.3/74.4	● SMA 50/200	Death	● ADX Direction	ADX 40
● Supertrend	\$73	● Parabolic SAR	\$69	● SMA Slope	0.460
● RSI	72.8	● Stochastic K/D	88/87	● StochRSI K/D	92/91
● Williams %R	-6	● CCI	130	● TSI vs Signal	23.5
● CMO	45.6	● ROC	23.80%	● OBV Signal	Accum
● Chaikin MF	0.170	● MFI	66	● Force Index	13M
● Elder Ray Bull	8.85				

INDICATOR GAUGESsite technicals-tab style



32 KEY LEVELS & VOLATILITYlive indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$80.55 / \$81.29 / \$82.57	S1 / S2	\$79.27 / \$78.53
Bollinger (20,2)	\$60.56 – \$83.47	Squeeze	Off
52-wk range	\$65.32 – \$99.33	Off 52-wk high	-17.2%
ATR (14)	\$2.60 (3.2%)	Historical vol	61.1%

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33 SEASONALITY — 20-YEAR AVERAGES

live model · win rates shown

+0.9% Jan 60%	-0.9% Feb 35%	+2.8% Mar 57%	+3.0% Apr 50%	+1.1% May 60%	+0.6% Jun 45%	+2.0% Jul 65%	+0.1% Aug 45%	-0.9% Sep 50%	-1.6% Oct 45%	+2.1% Nov 65%	+2.7% Dec 50%
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Sample: 20 years — treat short histories as suggestive, not statistical.

34 RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	CCI	S&P 500
Weekly volatility (σ , 1y)	4.36%	1.83%
Best / worst week (1y)	+16.1% / -10.2%	—
Max drawdown (5y, monthly)	-59.2%	—
1-week VaR (95%)	-8.3%	—
Beta (5y)	0.97	1.00

35 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

CCI EQUITY WEATHER (LIVE)

PARTLY CLOUDY · +31

Trend

Momentum

Volume

Volatility

Breadth

+47

+71

+65

-60

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

DOW THEORY

SPY / QQQ TSI

SECTOR STRENGTH

19.99

Confirmed Bearish

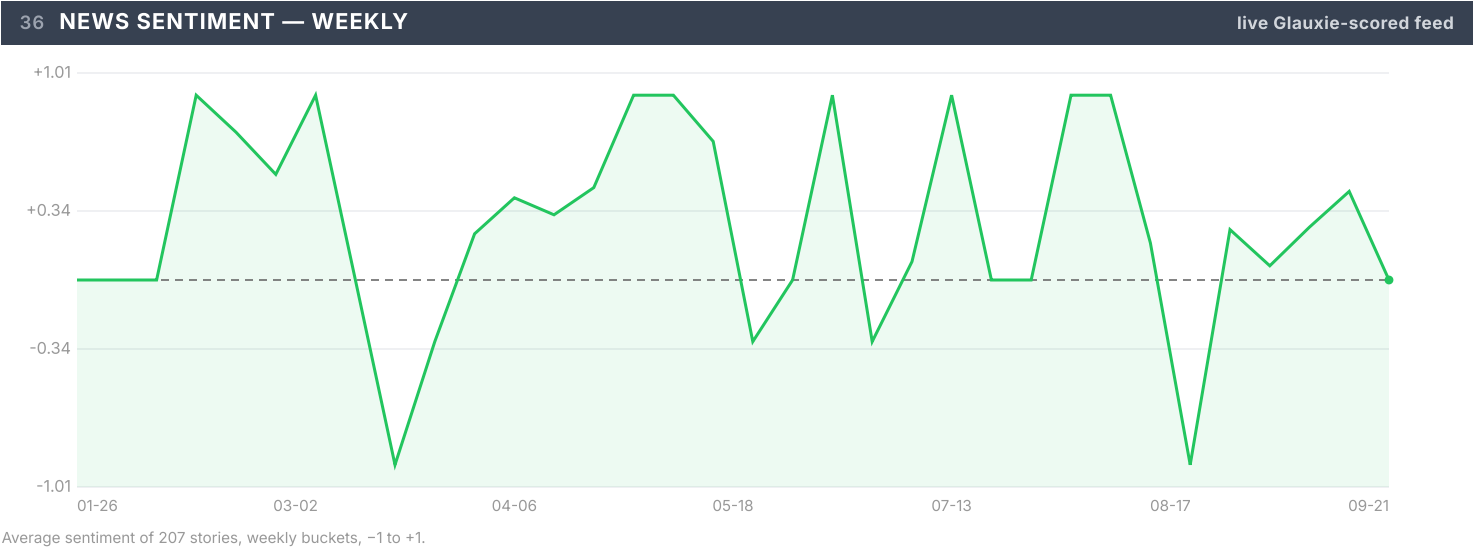
7.2 / 4.7

46/100

Normal

trend strength

breadth average



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37 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Partly Cloudy

OVERALL +30.8 +58.8 vs industry	TREND +46.8 +83.1 vs industry	MOMENTUM +71.0 +78.2 vs industry	VOLUME +65.2 +97.9 vs industry
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READING	CCI	REIT - SPECIALTY N=56	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	+30.8	-28.0	-28.0	-20.5
Trend	+46.8	-36.4	-37.3	-21.3
Momentum	+71.0	-7.2	-17.0	-15.8
Volume	+65.2	-32.7	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

38 EXECUTIVE COMPENSATION

live proxy data · FY2025

EXECUTIVE	TOTAL COMP	STRUCTURE
Steven J. Moskowitz Former President & CEO (	\$18.2M	71% equity+incentive
Christian H. Hillabrant President & CEO	\$14.2M	92% equity+incentive
Daniel K. Schlanger EVP & CTRO	\$12.0M	90% equity+incentive
Sunit S. Patel EVP & CFO	\$9.1M	92% equity+incentive
Christopher D. Levendos EVP & COO—Fiber	\$6.9M	91% equity+incentive

39 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	74
Social	51
Governance	65
Composite ESG	63



40 8-K MATERIAL EVENTS

live EDGAR feed

FILED	8-K CONTENTS	ITEMS
2026-09-14	Officer/Director Change; Regulation FD; Exhibits	5.02,7.01,9.01
2026-08-05	Regulation FD; Exhibits	7.01,9.01
2026-07-22	Earnings Release; Regulation FD; Exhibits	2.02,7.01,9.01
2026-05-20	Shareholder Vote	5.07
2026-05-20	Regulation FD; Exhibits	7.01,9.01
2026-05-01	Acquisition/Disposition; Earnings Release; Officer/Director Change; Re	2.01,2.02,5.02,7.01,9.01
2026-05-01	Material Agreement; Termination of Agreement; Financial Obligation; Ex	1.01,1.02,2.03,9.01
2026-04-22	Earnings Release; Regulation FD; Exhibits	2.02,7.01,9.01

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41 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

42 DISCLOSURES

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43 DATA PROVENANCE FOR THIS REPORT sources · coverage · method

DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT
Price & volume	market_db.historical_prices	52 rows
Fundamentals	income_statements_annual	6 rows · 2020 to 2025
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-10-21 to 2026-07-22
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	52 rows · 2006 to 2026
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-05-01 to 2026-09-15
Proposed sales (Form 144)	edgar/form144	1 record
Beneficial ownership (13D/G)	edgar/13dg	4 rows · 2026-02-09 to 2026-05-15
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31
ETF & fund holding	etf_holdings_changelog (30d)	1 record
Peer set	stock_peers_dynamic	8 rows
Industry medians	industry_medians	1 record
Congressional trades	congress_db (House + Senate)	1 record
ESG	fact/esg_disclosures	1 record

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.