

# Fidelity Real Estate Income ETF (FREI)

InsiderStreet

ETF FACTSHEET

NASDAQ · inception 2026-06-16 · beta 0.65 · avg volume 23,658 · holdings as of 2026-10-15 · prices through 2026-10-16 Built 2026-10-18

AUM  
**\$4.0B**

HOLDINGS  
**142**

TOP-10 WEIGHT  
**12.3%**

1-YR RETURN  
**—**

MAX DRAWDOWN  
5Y  
**-6.6%**

VOLATILITY 1Y  
**5.7%**

## PERFORMANCE VS S&P 500 (SPY)

■ FREI ■ SPY



| TOTAL RETURN | 1M    | 3M    | 6M    | YTD    | 1Y     | 3Y     | 5Y     |
|--------------|-------|-------|-------|--------|--------|--------|--------|
| FREI         | -2.4% | -4.3% | —     | -4.1%  | —      | —      | —      |
| SPY          | +0.3% | +2.9% | +7.5% | +11.7% | +15.1% | +80.0% | +84.9% |

Rebased to 100 five years ago, weekly adjusted closes. Max drawdown is the largest peak-to-trough fall in that window (trough 2026-10-07). 3y and 5y returns are cumulative.

## TOP HOLDINGS

| #  | TICKER | NAME                       | WEIGHT |
|----|--------|----------------------------|--------|
| 1  |        | CASH CF                    | 2.58%  |
| 2  | AMT    | AMERICAN TOWER CORP        | 2.00%  |
| 3  | WELL   | WELLTOWER INC              | 1.63%  |
| 4  | EQIX   | EQUINIX INC                | 1.53%  |
| 5  | PLD    | PROLOGIS INC REIT          | 1.41%  |
| 6  | INVH   | INVITATION HOMES INC       | 1.19%  |
| 7  | ELS    | EQUITY LIFESTYLE PPTYS INC | 1.19%  |
| 8  | EQR    | VIVMARK RESIDENTIAL        | 1.09%  |
| 9  | UDR    | UDR INC                    | 0.82%  |
| 10 | VTR    | VENTAS INC REIT            | 0.75%  |

## EXPOSURE

### Sector

|                        |             |       |
|------------------------|-------------|-------|
| Unclassified           | <div></div> | 67.6% |
| Real Estate            | <div></div> | 31.8% |
| Communication Services | <div></div> | 0.3%  |

### Country

|              |             |       |
|--------------|-------------|-------|
| Unclassified | <div></div> | 67.6% |
| US           | <div></div> | 32.1% |
| CA           | <div></div> | 0.2%  |

|                    |             |      |    |             |      |
|--------------------|-------------|------|----|-------------|------|
| Energy             | <div></div> | 0.3% | BM | <div></div> | 0.0% |
| Financial Services | <div></div> | 0.0% |    |             |      |
| Industrials        | <div></div> | 0.0% |    |             |      |

Weights of holdings joined to company profiles; bonds, cash and derivatives fall under Unclassified.

INSIDERSTREET SCORES OF THE HOLDINGS

| HOLDINGS-WEIGHTED SCORE | SCORE  | PERCENTILE VS ETFS | PORTFOLIO FUNDAMENTALS | VALUE  |
|-------------------------|--------|--------------------|------------------------|--------|
| Overall                 | 50/100 | —                  | P/E                    | 36.9   |
| Quality                 | 63/100 | —                  | P/B                    | 3.7    |
| Profitability           | 56/100 | —                  | P/S                    | 9.2    |
| Balance sheet           | 35/100 | —                  | Earnings yield         | 2.7%   |
| Earnings quality        | 77/100 | —                  | FCF yield              | 3.2%   |
| Growth                  | 55/100 | —                  | ROE                    | 10.3%  |
| Value                   | 54/100 | —                  | Net margin             | 24.2%  |
| Momentum                | 73/100 | —                  | Revenue growth (yoy)   | +27.9% |
| Risk (safety)           | 32/100 | —                  | Dividend yield         | 6.57%  |
|                         |        |                    | Debt / equity          | 1.82   |

Scores are weighted by holding; 32% of the fund's weight is in companies we score. Percentile ranks the fund among ETFs with at least half their weight scored. A score describes the holdings, not the outlook for the fund.

MOST SIMILAR ETFS BY HOLDINGS OVERLAP

| ETF   | NAME                                           | OVERLAP | SHARED HOLDINGS | AUM     |
|-------|------------------------------------------------|---------|-----------------|---------|
| FRIFX | Fidelity Real Estate Income                    | 51.7%   | 107             | \$5.7B  |
| FREL  | Fidelity MSCI Real Estate Index ETF            | 48.9%   | 43              | \$1.1B  |
| DFAR  | DFA Real Estate Securities Portfolio ETF Class | 47.2%   | 40              | \$1.6B  |
| SCHH  | Schwab U.S. REIT ETF                           | 46.5%   | 44              | \$10.9B |
| VGSNX | Vanguard Real Estate Index Fund Institutional  | 45.3%   | 43              | \$67.5B |
| VNQ   | Vanguard Real Estate ETF                       | 45.3%   | 43              | \$71.9B |

Overlap = sum over shared holdings of the smaller of the two weights.

**Method and disclosures.** Every figure is computed in code from InsiderStreet's production data (fund holdings filings and disclosures, exchange prices, company fundamentals). This factsheet contains no model-written text. It is not investment advice, not an offer or solicitation to buy or sell any security, and not a recommendation for any person. Expense ratio is not shown: it is not in our data set. Past performance does not guarantee future results. © 2026 InsiderStreet.ai.