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UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549
FORM 13F

FORM 13F COVER PAGE

OMB APPROVAL	
OMB Number:	3235-0006
Expires:	Oct 31, 2018
Estimated average burden hours per response:	23.8

Report for the Calendar Year or Quarter Ended: 03-31-2023

Check here if Amendment Amendment Number:
This Amendment (Check only one.): is a restatement.
 adds new holdings entries.

Institutional Investment Manager Filing this Report:

Name: ALLSTATE CORP
Address: 3100 SANDERS ROAD
NORTHBROOK, IL 60062
Form 13F File Number: 028-14491

The institutional investment manager filing this report and the person by whom it is signed hereby represent that the person signing the report is authorized to submit it, that all information contained herein is true, correct and complete, and that it is understood that all required items, statements, schedules, lists, and tables, are considered integral parts of this form.

Person Signing this Report on Behalf of Reporting Manager:

Name: MARIO IMBARRATO
Title: SENIOR VICE PRESIDENT & CFO INVESTMENT FINANCE
Phone: 1 (847) 402-5348

Signature, Place, and Date of Signing:

/s/ MARIO IMBARRATO CHICAGO, IL 05-09-2023
[Signature] [City, State] [Date]

Report Type (Check only one.):

- 13F HOLDINGS REPORT. (Check here if all holdings of this reporting manager are reported in this report.)
 13F NOTICE. (Check here if no holdings reported are in this report, and all holdings are reported by other reporting manager(s).)
 13F COMBINATION REPORT. (Check here if a portion of the holdings for this reporting manager are reported in this report and a portion are reported by other reporting manager(s).)

Form 13F Summary Page

Report Summary:

Number of Other Included Managers: 2
Form 13F Information Table Entry Total: 252
Form 13F Information Table Value Total: 1,346,032,848
(thousands)

List of Other Included Managers:

Provide a numbered list of the name(s) and Form 13F file number(s) of all institutional investment managers with respect to which this report is filed, other than the manager filing this report.

[If there are no entries in this list, state "NONE" and omit the column headings and list entries.]

No. Form 13F Name

File Number

11	028-04302	ALLSTATE INVESTMENT MANAGEMENT CO
12	028-10298	ALLSTATE INVESTMENTS LLC

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UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

FORM 13F

OMB APPROVAL

OMB Number: 3235-0006
Expires: Oct 31, 2018
Estimated average burden
hours per response: 23.8

FORM 13F INFORMATION TABLE

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5			COLUMN 6	COLUMN 7	COLUMN 8		
NAME OF ISSUER	TITLE OF CLASS	CUSIP	VALUE	SHRS OR	SH/	PUT/	INVESTMENT	OTHER	VOTING AUTHORITY		
			(x\$1000)	PRN AMT	PRN	CALL	DISCRETION	MANAGER	SOLE	SHARED	NONE
AMERICAN HOMES RENT REIT CLASS A	EQU	02665T306	816,694	25,968	SH		SOLE	11	25,968	0	0
EQUINIX REIT INC	EQU	29444U700	1,758,617	2,439	SH		SOLE	11	2,439	0	0
EQUITY LIFESTYLE PROPERTIES REIT I	EQU	29472R108	366,463	5,459	SH		SOLE	11	5,459	0	0
EQUITY RESIDENTIAL REIT	EQU	29476L107	3,261,360	54,356	SH		SOLE	11	54,356	0	0
EXTRA SPACE STORAGE REIT INC	EQU	30225T102	582,801	3,577	SH		SOLE	11	3,577	0	0
GAMING AND LEISURE PROPERTIES REIT	EQU	36467J108	1,826,265	35,080	SH		SOLE	11	35,080	0	0
HOST HOTELS & RESORTS REIT INC	EQU	44107P104	2,052,428	124,465	SH		SOLE	11	124,465	0	0
INVITATION HOMES INC	EQU	46187W107	4,394,248	140,706	SH		SOLE	11	140,706	0	0
ISHARES CORE MSCI EMERGING MARKETS	EQU	46434G103	3,104,898	63,638	SH		SOLE	11	63,638	0	0
MID AMERICA APARTMENT COMMUNITIES	EQU	59522J103	1,258,465	8,332	SH		SOLE	11	8,332	0	0
PROLOGIS REIT INC	EQU	74340W103	8,882,376	71,190	SH		SOLE	11	71,190	0	0
PUBLIC STORAGE REIT	EQU	74460D109	4,939,687	16,349	SH		SOLE	11	16,349	0	0
SPDR S&P 500 ETF TRUST	EQU	78462F103	64,744,210	158,148	SH		SOLE	11	158,148	0	0
SABRA HEALTHCARE REIT INC	EQU	78573L106	228,229	19,846	SH		SOLE	11	19,846	0	0
WELLTOWER INC	EQU	95040Q104	1,961,582	27,362	SH		SOLE	11	27,362	0	0
HEALTHPEAK PROPERTIES	EQU	42250P103	1,232,165	56,084	SH		SOLE	11	56,084	0	0
FIRST INDUSTRIAL REALTY TRUST	EQU	32054K103	2,338,619	43,959	SH		SOLE	11	43,959	0	0
RLJ LODGING TRUST	EQU	74965L101	141,075	13,309	SH		SOLE	11	13,309	0	0
AMERICOLD REALTY TRUST	EQU	03064D108	282,850	9,942	SH		SOLE	11	9,942	0	0
BRIXMOR PROPERTY GROUP INC	EQU	11120U105	719,435	33,431	SH		SOLE	11	33,431	0	0
CORPORATE OFFICE PROPERTIES TRUST	EQU	22002T108	538,952	22,731	SH		SOLE	11	22,731	0	0
KILROY REALTY CORPORATION	EQU	49427F108	568,588	17,549	SH		SOLE	11	17,549	0	0
ISHARES TRUST ISHARES 5-10 YEA	EQU	464288638	130,471,704	2,544,300	SH		SOLE	11	2,544,300	0	0

ISHARES TRUST ISHARES 1-5 YEAR	EQU	464288646	269,322,606	5,328,900	SH	SOLE	11	5,328,900	0	0
ISHARES CORE S&P TOTAL U.S. STOCK	EQU	464287150	15,312,548	169,106	SH	SOLE	11	169,106	0	0
AGREE REALTY CORP	EQU	008492100	854,057	12,448	SH	SOLE	11	12,448	0	0
AVALONBAY COMMUNITIES REIT INC	EQU	053484101	4,811,390	28,629	SH	SOLE	11	28,629	0	0
COUSINS PROPERTIES REIT INC	EQU	222795502	689,484	32,249	SH	SOLE	11	32,249	0	0
DIGITAL REALTY TRUST REIT INC	EQU	253868103	5,487,763	55,821	SH	SOLE	11	55,821	0	0
HIGHWOODS PROPERTIES	EQU	431284108	729,302	31,449	SH	SOLE	11	31,449	0	0
ISHARES IBOXX USD HIGH YIELD CORPO	EQU	464288513	104,470,540	1,382,800	SH	SOLE	11	1,382,800	0	0
PARK HOTELS RESORTS INC	EQU	700517105	575,543	46,565	SH	SOLE	11	46,565	0	0
SIMON PROPERTY GROUP REIT INC	EQU	828806109	4,004,047	35,760	SH	SOLE	11	35,760	0	0
TANGER FACTORY OUTLETS	EQU	875465106	805,870	41,053	SH	SOLE	11	41,053	0	0
WASHINGTON REAL ESTATE	EQU	939653101	939,775	52,619	SH	SOLE	11	52,619	0	0
ALEXANDRIA REAL ESTATE EQUITIES RE	EQU	015271109	610,870	4,864	SH	SOLE	11	4,864	0	0
REALTY INCOME REIT CORP	EQU	756109104	2,759,612	43,582	SH	SOLE	11	43,582	0	0
REGENCY CENTERS REIT CORP	EQU	758849103	1,025,683	16,765	SH	SOLE	11	16,765	0	0
SUN COMMUNITIES REIT INC	EQU	866674104	3,202,907	22,735	SH	SOLE	11	22,735	0	0
ISHARES NATIONAL MUNI BOND ETF	EQU	464288414	24,626,671	228,575	SH	SOLE	11	228,575	0	0
BOSTON PROPERTIES REIT INC	EQU	101121101	1,224,140	22,619	SH	SOLE	11	22,619	0	0
ISHARES CORE S&P ETF	EQU	464287200	33,056,587	80,414	SH	SOLE	11	80,414	0	0
UDR REIT INC	EQU	902653104	2,021,466	49,232	SH	SOLE	11	49,232	0	0
VICI PPTYS INC	EQU	925652109	1,078,678	33,068	SH	SOLE	11	33,068	0	0
ISHARES BROAD USD HIGH YIELD CORPO	EQU	46435U853	43,655,400	1,228,000	SH	SOLE	11	1,228,000	0	0
NATIONAL STORAGE AFFILIATES TRUST	EQU	637870106	577,692	13,827	SH	SOLE	11	13,827	0	0
SPDR PORTFOLIO SHORT TERM CORPORAT	EQU	78464A474	40,747,324	1,375,205	SH	SOLE	11	1,375,205	0	0
HEALTHCARE REALTY TRUST INC CLASS	EQU	42226K105	2,046,873	105,891	SH	SOLE	11	105,891	0	0
FEDERAL REALTY INVESTMENT TRUST RE	EQU	313745101	809,220	8,188	SH	SOLE	11	8,188	0	0
BRANDYWINE REALTY	EQU	105368203	286,553	60,582	SH	SOLE	11	60,582	0	0
SAFEHOLD INC	EQU	78646V107	713,767	23,968	SH	SOLE	11	23,968	0	0
AT&T INC	EQU	00206R102	452,009	23,481	SH	SOLE	12	23,481	0	0
ABBVIE INC	EQU	00287Y109	991,600	6,222	SH	SOLE	12	6,222	0	0
ACTIVISION BLIZZARD INC	EQU	00507V109	238,454	2,786	SH	SOLE	12	2,786	0	0

ADOBE INC	EQU	00724F101	674,012	1,749	SH	SOLE	12	1,749	0	0
ALPHABET INC CLASS C	EQU	02079K107	2,030,808	19,527	SH	SOLE	12	19,527	0	0
ALPHABET INC CLASS A	EQU	02079K305	2,193,475	21,146	SH	SOLE	12	21,146	0	0
ALTRIA GROUP INC	EQU	02209S103	273,654	6,133	SH	SOLE	12	6,133	0	0
AMERICAN HOMES RENT REIT CLASS A	EQU	02665T306	1,097,133	34,885	SH	SOLE	12	34,885	0	0
AMERICAN TOWER REIT CORP	EQU	03027X100	307,940	1,507	SH	SOLE	12	1,507	0	0
BLACKROCK INC	EQU	09247X101	357,979	535	SH	SOLE	12	535	0	0
BOOKING HOLDINGS INC	EQU	09857L108	339,508	128	SH	SOLE	12	128	0	0
BROADCOM INC	EQU	11135F101	939,856	1,465	SH	SOLE	12	1,465	0	0
CME GROUP INC CLASS A	EQU	12572Q105	256,828	1,341	SH	SOLE	12	1,341	0	0
CISCO SYSTEMS INC	EQU	17275R102	725,682	13,882	SH	SOLE	12	13,882	0	0
COMCAST CORP CLASS A	EQU	20030N101	578,431	15,258	SH	SOLE	12	15,258	0	0
CONOCOPHILLIPS	EQU	20825C104	422,932	4,263	SH	SOLE	12	4,263	0	0
COSTCO WHOLESALE CORP	EQU	22160K105	819,339	1,649	SH	SOLE	12	1,649	0	0
DUKE ENERGY CORP	EQU	26441C204	226,608	2,349	SH	SOLE	12	2,349	0	0
EQUINIX REIT INC	EQU	29444U700	2,598,628	3,604	SH	SOLE	12	3,604	0	0
EQUITY LIFESTYLE PROPERTIES REIT I	EQU	29472R108	503,072	7,494	SH	SOLE	12	7,494	0	0
EQUITY RESIDENTIAL REIT	EQU	29476L107	4,342,980	72,383	SH	SOLE	12	72,383	0	0
EXELON CORP	EQU	30161N101	223,441	5,334	SH	SOLE	12	5,334	0	0
EXTRA SPACE STORAGE REIT INC	EQU	30225T102	815,302	5,004	SH	SOLE	12	5,004	0	0
EXXON MOBIL CORP	EQU	30231G102	1,573,621	14,350	SH	SOLE	12	14,350	0	0
META PLATFORMS INC CLASS A	EQU	30303M102	1,655,463	7,811	SH	SOLE	12	7,811	0	0
GAMING AND LEISURE PROPERTIES REIT	EQU	36467J108	2,419,905	46,483	SH	SOLE	12	46,483	0	0
GOLDMAN SACHS GROUP INC	EQU	38141G104	353,279	1,080	SH	SOLE	12	1,080	0	0
HCA Healthcare Inc	EQU	40412C101	232,038	880	SH	SOLE	12	880	0	0
HOST HOTELS & RESORTS REIT INC	EQU	44107P104	2,843,008	172,408	SH	SOLE	12	172,408	0	0
INTERCONTINENTAL EXCHANGE INC	EQU	45866F104	258,118	2,475	SH	SOLE	12	2,475	0	0
INTUITIVE SURGICAL INC	EQU	46120E602	357,913	1,401	SH	SOLE	12	1,401	0	0
INVITATION HOMES INC	EQU	46187W107	6,130,761	196,310	SH	SOLE	12	196,310	0	0
ISHARES CORE MSCI EMERGING MARKETS	EQU	46434G103	1,864,607	38,217	SH	SOLE	12	38,217	0	0
JPMORGAN CHASE	EQU	46625H100	1,334,114	10,238	SH	SOLE	12	10,238	0	0
MARATHON PETROLEUM CORP	EQU	56585A102	272,491	2,021	SH	SOLE	12	2,021	0	0
MASTERCARD INC CLASS A	EQU	57636Q104	1,089,867	2,999	SH	SOLE	12	2,999	0	0
MCKESSON CORP	EQU	58155Q103	234,637	659	SH	SOLE	12	659	0	0
MERCK & CO INC	EQU	58933Y105	913,252	8,584	SH	SOLE	12	8,584	0	0

MID AMERICA APARTMENT COMMUNITIES	EQU	59522J103	1,777,288	11,767	SH	SOLE	12	11,767	0	0
NETFLIX INC	EQU	64110L106	539,294	1,561	SH	SOLE	12	1,561	0	0
NEXTERA ENERGY INC	EQU	65339F101	582,416	7,556	SH	SOLE	12	7,556	0	0
NVIDIA CORP	EQU	67066G104	2,359,656	8,495	SH	SOLE	12	8,495	0	0
OREILLY AUTOMOTIVE INC	EQU	67103H107	261,486	308	SH	SOLE	12	308	0	0
ORACLE CORP	EQU	68389X105	529,086	5,694	SH	SOLE	12	5,694	0	0
PAYPAL HOLDINGS INC	EQU	70450Y103	309,835	4,080	SH	SOLE	12	4,080	0	0
PROLOGIS REIT INC	EQU	74340W103	11,881,348	95,226	SH	SOLE	12	95,226	0	0
PUBLIC STORAGE REIT	EQU	74460D109	6,854,952	22,688	SH	SOLE	12	22,688	0	0
REGENERON PHARMACEUTICALS INC	EQU	75886F107	306,483	373	SH	SOLE	12	373	0	0
S&P GLOBAL INC	EQU	78409V104	469,922	1,363	SH	SOLE	12	1,363	0	0
SPDR S&P 500 ETF TRUST	EQU	78462F103	4,241,280	10,360	SH	SOLE	12	10,360	0	0
SPDR BLOOMBERG BARCLAYS HIGH YIELD	EQU	78468R622	19,762,585	212,913	SH	SOLE	12	212,913	0	0
SABRA HEALTHCARE REIT INC	EQU	78573L106	314,364	27,336	SH	SOLE	12	27,336	0	0
SALESFORCE INC	EQU	79466L302	721,805	3,613	SH	SOLE	12	3,613	0	0
SERVICENOW INC	EQU	81762P102	281,620	606	SH	SOLE	12	606	0	0
TESLA INC	EQU	88160R101	1,884,567	9,084	SH	SOLE	12	9,084	0	0
UNITEDHEALTH GROUP INC	EQU	91324P102	1,601,135	3,388	SH	SOLE	12	3,388	0	0
VALERO ENERGY CORP	EQU	91913Y100	202,001	1,447	SH	SOLE	12	1,447	0	0
VERIZON COMMUNICATIONS INC	EQU	92343V104	568,805	14,626	SH	SOLE	12	14,626	0	0
VERTEX PHARMACEUTICALS INC	EQU	92532F100	309,714	983	SH	SOLE	12	983	0	0
VISA INC CLASS A	EQU	92826C839	1,256,489	5,573	SH	SOLE	12	5,573	0	0
WASTE MANAGEMENT INC	EQU	94106L109	319,487	1,958	SH	SOLE	12	1,958	0	0
WELLTOWER INC	EQU	95040Q104	2,781,787	38,803	SH	SOLE	12	38,803	0	0
ZOETIS INC CLASS A	EQU	98978V103	354,351	2,129	SH	SOLE	12	2,129	0	0
ACCENTURE PLC CLASS A	EQU	G1151C101	691,946	2,421	SH	SOLE	12	2,421	0	0
EATON PLC	EQU	G29183103	289,907	1,692	SH	SOLE	12	1,692	0	0
MEDTRONIC PLC	EQU	G5960L103	265,885	3,298	SH	SOLE	12	3,298	0	0
CHUBB LTD	EQU	H1467J104	243,113	1,252	SH	SOLE	12	1,252	0	0
HEALTHPEAK PROPERTIES	EQU	42250P103	1,544,249	70,289	SH	SOLE	12	70,289	0	0
FIRST INDUSTRIAL REALTY TRUST	EQU	32054K103	3,159,761	59,394	SH	SOLE	12	59,394	0	0
RLJ LODGING TRUST	EQU	74965L101	177,635	16,758	SH	SOLE	12	16,758	0	0
AMERICOLD REALTY TRUST	EQU	03064D108	359,494	12,636	SH	SOLE	12	12,636	0	0
BRIXMOR PROPERTY GROUP INC	EQU	11120U105	987,703	45,897	SH	SOLE	12	45,897	0	0

CORPORATE OFFICE PROPERTIES TRUST	EQU	22002T108	689,131	29,065	SH	SOLE	12	29,065	0	0
KILROY REALTY CORPORATION	EQU	49427F108	750,838	23,174	SH	SOLE	12	23,174	0	0
BLACKSTONE INC	EQU	09260D107	247,972	2,823	SH	SOLE	12	2,823	0	0
ISHARES TRUST ISHARES 5-10 YEA	EQU	464288638	50,709,048	988,866	SH	SOLE	12	988,866	0	0
ISHARES TRUST ISHARES 1-5 YEAR	EQU	464288646	127,409,318	2,520,960	SH	SOLE	12	2,520,960	0	0
ABBOTT LABORATORIES	EQU	002824100	700,922	6,922	SH	SOLE	12	6,922	0	0
ADVANCED MICRO DEVICES INC	EQU	007903107	560,323	5,717	SH	SOLE	12	5,717	0	0
AGREE REALTY CORP	EQU	008492100	685,414	9,990	SH	SOLE	12	9,990	0	0
AMAZON COM INC	EQU	023135106	3,307,656	32,023	SH	SOLE	12	32,023	0	0
AMERICAN EXPRESS	EQU	025816109	414,849	2,515	SH	SOLE	12	2,515	0	0
AMGEN INC	EQU	031162100	429,106	1,775	SH	SOLE	12	1,775	0	0
ELEVANCE HEALTH INC	EQU	036752103	430,382	936	SH	SOLE	12	936	0	0
APPLE INC	EQU	037833100	9,154,753	55,517	SH	SOLE	12	55,517	0	0
APPLIED MATERIAL INC	EQU	038222105	429,291	3,495	SH	SOLE	12	3,495	0	0
ARCHER DANIELS MIDLAND	EQU	039483102	202,655	2,544	SH	SOLE	12	2,544	0	0
AUTOMATIC DATA PROCESSING INC	EQU	053015103	357,544	1,606	SH	SOLE	12	1,606	0	0
AVALONBAY COMMUNITIES REIT INC	EQU	053484101	6,536,862	38,896	SH	SOLE	12	38,896	0	0
BANK OF AMERICA CORP	EQU	060505104	669,555	23,411	SH	SOLE	12	23,411	0	0
BECTON DICKINSON	EQU	075887109	252,738	1,021	SH	SOLE	12	1,021	0	0
BERKSHIRE HATHAWAY INC CLASS B	EQU	084670702	1,375,570	4,455	SH	SOLE	12	4,455	0	0
BOEING	EQU	097023105	398,306	1,875	SH	SOLE	12	1,875	0	0
BOSTON SCIENTIFIC CORP	EQU	101137107	288,823	5,773	SH	SOLE	12	5,773	0	0
BRISTOL MYERS SQUIBB	EQU	110122108	472,348	6,815	SH	SOLE	12	6,815	0	0
CATERPILLAR INC	EQU	149123101	425,414	1,859	SH	SOLE	12	1,859	0	0
CHARLES SCHWAB CORP	EQU	808513105	263,367	5,028	SH	SOLE	12	5,028	0	0
CHEVRON CORP	EQU	166764100	1,022,524	6,267	SH	SOLE	12	6,267	0	0
CIGNA	EQU	125523100	235,854	923	SH	SOLE	12	923	0	0
CITIGROUP INC	EQU	172967424	209,317	4,464	SH	SOLE	12	4,464	0	0
COCA-COLA	EQU	191216100	841,685	13,569	SH	SOLE	12	13,569	0	0
COUSINS PROPERTIES REIT INC	EQU	222795502	854,473	39,966	SH	SOLE	12	39,966	0	0
CSX CORP	EQU	126408103	280,298	9,362	SH	SOLE	12	9,362	0	0
CVS HEALTH CORP	EQU	126650100	329,639	4,436	SH	SOLE	12	4,436	0	0
DANAHER CORP	EQU	235851102	681,012	2,702	SH	SOLE	12	2,702	0	0
DEERE	EQU	244199105	436,414	1,057	SH	SOLE	12	1,057	0	0
DIGITAL REALTY TRUST REIT INC	EQU	253868103	7,882,299	80,178	SH	SOLE	12	80,178	0	0
WALT DISNEY	EQU	254687106	624,010	6,232	SH	SOLE	12	6,232	0	0

EDWARDS LIFESCIENCES CORP	EQU	28176E108	216,587	2,618	SH	SOLE	12	2,618	0	0
ELI LILLY	EQU	532457108	997,635	2,905	SH	SOLE	12	2,905	0	0
ESTEE LAUDER INC CLASS A	EQU	518439104	246,214	999	SH	SOLE	12	999	0	0
FISERV INC	EQU	337738108	234,537	2,075	SH	SOLE	12	2,075	0	0
FORD MOTOR	EQU	345370860	203,150	16,123	SH	SOLE	12	16,123	0	0
GENERAL DYNAMICS CORP	EQU	369550108	225,700	989	SH	SOLE	12	989	0	0
GILEAD SCIENCES INC	EQU	375558103	321,841	3,879	SH	SOLE	12	3,879	0	0
HERSHEY FOODS	EQU	427866108	224,390	882	SH	SOLE	12	882	0	0
HIGHWOODS PROPERTIES	EQU	431284108	745,674	32,155	SH	SOLE	12	32,155	0	0
HOME DEPOT INC	EQU	437076102	1,049,742	3,557	SH	SOLE	12	3,557	0	0
HONEYWELL INTERNATIONAL INC	EQU	438516106	468,817	2,453	SH	SOLE	12	2,453	0	0
HUMANA INC	EQU	444859102	234,963	484	SH	SOLE	12	484	0	0
ILLINOIS TOOL INC	EQU	452308109	351,542	1,444	SH	SOLE	12	1,444	0	0
INTEL CORPORATION CORP	EQU	458140100	462,052	14,143	SH	SOLE	12	14,143	0	0
INTERNATIONAL BUSINESS MACHINES CO	EQU	459200101	384,749	2,935	SH	SOLE	12	2,935	0	0
INTUIT INC	EQU	461202103	460,542	1,033	SH	SOLE	12	1,033	0	0
ISHARES IBOXX USD HIGH YIELD CORPO	EQU	464288513	22,860,372	302,586	SH	SOLE	12	302,586	0	0
JOHNSON & JOHNSON	EQU	478160104	1,350,515	8,713	SH	SOLE	12	8,713	0	0
LAM RESEARCH CORP	EQU	512807108	277,253	523	SH	SOLE	12	523	0	0
LOCKHEED MARTIN CORP	EQU	539830109	397,566	841	SH	SOLE	12	841	0	0
LOWES COMPANIES INC	EQU	548661107	469,930	2,350	SH	SOLE	12	2,350	0	0
MARSH & MCLENNAN INC	EQU	571748102	371,407	2,230	SH	SOLE	12	2,230	0	0
MCDONALDS CORP	EQU	580135101	695,949	2,489	SH	SOLE	12	2,489	0	0
MICROSOFT CORP	EQU	594918104	7,161,660	24,841	SH	SOLE	12	24,841	0	0
MONDELEZ INTERNATIONAL INC CLASS A	EQU	609207105	346,020	4,963	SH	SOLE	12	4,963	0	0
MOODYS CORP	EQU	615369105	253,079	827	SH	SOLE	12	827	0	0
MORGAN STANLEY	EQU	617446448	437,771	4,986	SH	SOLE	12	4,986	0	0
NIKE INC CLASS B	EQU	654106103	548,569	4,473	SH	SOLE	12	4,473	0	0
NORFOLK SOUTHERN CORP	EQU	655844108	234,896	1,108	SH	SOLE	12	1,108	0	0
NORTHROP GRUMMAN CORP	EQU	666807102	249,791	541	SH	SOLE	12	541	0	0
OCCIDENTAL PETROLEUM CORP	EQU	674599105	211,825	3,393	SH	SOLE	12	3,393	0	0
PARK HOTELS RESORTS INC	EQU	700517105	692,852	56,056	SH	SOLE	12	56,056	0	0
PEPSICO INC	EQU	713448108	912,047	5,003	SH	SOLE	12	5,003	0	0
PFIZER INC	EQU	717081103	799,394	19,593	SH	SOLE	12	19,593	0	0
PHILIP MORRIS INTERNATIONAL INC	EQU	718172109	504,047	5,183	SH	SOLE	12	5,183	0	0
PIONEER NATURAL RESOURCE	EQU	723787107	220,375	1,079	SH	SOLE	12	1,079	0	0

PROCTER & GAMBLE	EQU	742718109	1,147,887	7,720	SH	SOLE	12	7,720	0	0
PROGRESSIVE CORP	EQU	743315103	344,345	2,407	SH	SOLE	12	2,407	0	0
QUALCOMM INC	EQU	747525103	501,007	3,927	SH	SOLE	12	3,927	0	0
SCHLUMBERGER NV	EQU	806857108	265,778	5,413	SH	SOLE	12	5,413	0	0
SHERWIN WILLIAMS	EQU	824348106	217,128	966	SH	SOLE	12	966	0	0
SIMON PROPERTY GROUP REIT INC	EQU	828806109	5,478,692	48,930	SH	SOLE	12	48,930	0	0
SOUTHERN	EQU	842587107	224,535	3,227	SH	SOLE	12	3,227	0	0
STARBUCKS CORP	EQU	855244109	394,861	3,792	SH	SOLE	12	3,792	0	0
STRYKER CORP	EQU	863667101	367,400	1,287	SH	SOLE	12	1,287	0	0
TANGER FACTORY OUTLETS	EQU	875465106	1,109,723	56,532	SH	SOLE	12	56,532	0	0
TARGET CORP	EQU	87612E106	252,254	1,523	SH	SOLE	12	1,523	0	0
TEXAS INSTRUMENT INC	EQU	882508104	592,256	3,184	SH	SOLE	12	3,184	0	0
THERMO FISHER SCIENTIFIC INC	EQU	883556102	864,555	1,500	SH	SOLE	12	1,500	0	0
UNION PACIFIC CORP	EQU	907818108	467,124	2,321	SH	SOLE	12	2,321	0	0
UNITED PARCEL SERVICE INC CLASS B	EQU	911312106	493,511	2,544	SH	SOLE	12	2,544	0	0
WALMART INC	EQU	931142103	779,126	5,284	SH	SOLE	12	5,284	0	0
WASHINGTON REAL ESTATE	EQU	939653101	1,282,169	71,790	SH	SOLE	12	71,790	0	0
WELLS FARGO	EQU	949746101	512,891	13,721	SH	SOLE	12	13,721	0	0
ALEXANDRIA REAL ESTATE EQUITIES RE	EQU	015271109	823,745	6,559	SH	SOLE	12	6,559	0	0
REALTY INCOME REIT CORP	EQU	756109104	3,404,590	53,768	SH	SOLE	12	53,768	0	0
REGENCY CENTERS REIT CORP	EQU	758849103	1,404,815	22,962	SH	SOLE	12	22,962	0	0
SUN COMMUNITIES REIT INC	EQU	866674104	4,369,816	31,018	SH	SOLE	12	31,018	0	0
ISHARES NATIONAL MUNI BOND ETF	EQU	464288414	41,933,593	389,211	SH	SOLE	12	389,211	0	0
AIR PRODUCTS AND CHEMICALS INC	EQU	009158106	233,789	814	SH	SOLE	12	814	0	0
AMPHENOL CORP.	EQU	032095101	307,921	3,768	SH	SOLE	12	3,768	0	0
ANALOG DEVICES INC	EQU	032654105	366,632	1,859	SH	SOLE	12	1,859	0	0
AUTOZONE INC	EQU	053332102	211,401	86	SH	SOLE	12	86	0	0
BOSTON PROPERTIES REIT INC	EQU	101121101	1,441,270	26,631	SH	SOLE	12	26,631	0	0
GENERAL MILLS INC	EQU	370334104	202,540	2,370	SH	SOLE	12	2,370	0	0
KLA CORP	EQU	482480100	209,564	525	SH	SOLE	12	525	0	0
MICRON TECHNOLOGY INC	EQU	595112103	265,074	4,393	SH	SOLE	12	4,393	0	0
PALO ALTO NETWORKS INC	EQU	697435105	240,687	1,205	SH	SOLE	12	1,205	0	0
ROPER TECHNOLOGIES INC	EQU	776696106	211,972	481	SH	SOLE	12	481	0	0
T MOBILE US INC	EQU	872590104	335,884	2,319	SH	SOLE	12	2,319	0	0
TJX INC	EQU	872540109	299,178	3,818	SH	SOLE	12	3,818	0	0
ISHARES CORE S&P ETF	EQU	464287200	41,477,972	100,900	SH	SOLE	12	100,900	0	0
UDR REIT INC	EQU	902653104	2,699,613	65,748	SH	SOLE	12	65,748	0	0

VICI PPTYS INC	EQU	925652109	1,637,654	50,204	SH	SOLE	12	50,204	0	0
AON PLC CLASS A	EQU	G0403H108	302,678	960	SH	SOLE	12	960	0	0
CARRIER GLOBAL CORP	EQU	14448C104	205,601	4,494	SH	SOLE	12	4,494	0	0
RAYTHEON TECHNOLOGIES CORP	EQU	75513E101	498,757	5,093	SH	SOLE	12	5,093	0	0
ISHARES BROAD USD HIGH YIELD CORPO	EQU	46435U853	17,775,000	500,000	SH	SOLE	12	500,000	0	0
MERCADOLIBRE INC	EQU	58733R102	200,345	152	SH	SOLE	12	152	0	0
GENERAL ELECTRIC	EQU	369604301	314,428	3,289	SH	SOLE	12	3,289	0	0
ISHARES US ENERGY ETF	EQU	464287796	1,379,875	31,540	SH	SOLE	12	31,540	0	0
ISHARES CHINA LARGE-CAP ETF	EQU	464287184	590,600	20,000	SH	SOLE	12	20,000	0	0
ISHARES MSCI AUSTRALIA ETF INC	EQU	464286103	405,969	17,697	SH	SOLE	12	17,697	0	0
ISHARES MSCI JAPAN ETF	EQU	46434G822	1,141,931	19,457	SH	SOLE	12	19,457	0	0
NATIONAL STORAGE AFFILIATES TRUST	EQU	637870106	497,182	11,900	SH	SOLE	12	11,900	0	0
SPDR PORTFOLIO SHORT TERM CORPORAT	EQU	78464A474	18,183,457	613,684	SH	SOLE	12	613,684	0	0
HEALTHCARE REALTY TRUST INC CLASS	EQU	42226K105	2,777,624	143,695	SH	SOLE	12	143,695	0	0
ISHARES SEMICONDUCTOR ETF	EQU	464287523	869,330	1,955	SH	SOLE	12	1,955	0	0
FEDERAL REALTY INVESTMENT TRUST RE	EQU	313745101	1,028,524	10,407	SH	SOLE	12	10,407	0	0
BRANDYWINE REALTY	EQU	105368203	348,960	73,776	SH	SOLE	12	73,776	0	0
GE HEALTHCARE TECHNOLOGIES	EQU	36266G107	220,907	2,693	SH	SOLE	12	2,693	0	0
SAFEHOLD INC	EQU	78646V107	933,782	31,356	SH	SOLE	12	31,356	0	0
LINDE PLC	EQU	G54950103	549,510	1,546	SH	SOLE	12	1,546	0	0