

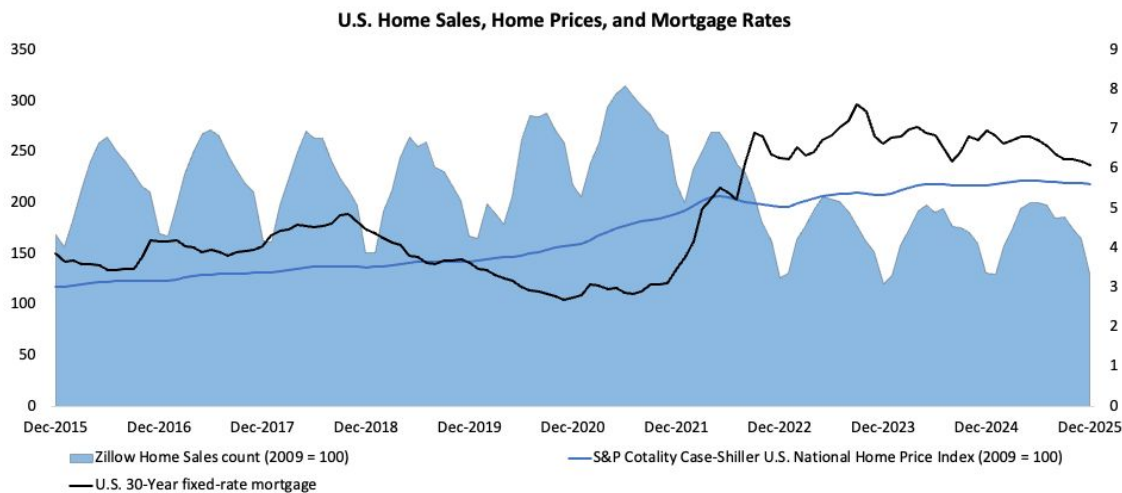
US Housing: How the ROAD Act Rewires the Investment Landscape

April 22, 2026

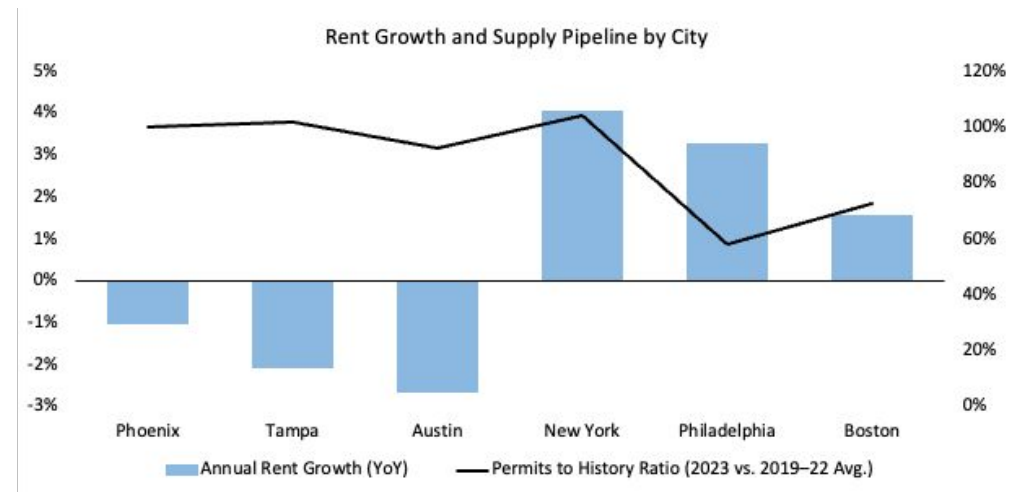
Key Takeaway

- The 2026 policy targets large institutions with over 350 homes by prohibiting new acquisitions and mandating the sale of Build-to-Rent (BTR) assets within seven years to prioritize individual homebuyers.
- On the supply side, the seven-year disposal clause has triggered a capital freeze on BTR developments while the mortgage "lock-in effect" continues to restrict secondary market inventory.
- Structural demand is shifting as high costs price out first-time buyers, forcing them into the rental market and driving institutional capital rotation toward the exempt multifamily apartment sector.

Locked-In Mortgages, Rising Rental Demand



Shift from Sunbelt to Coastal Multifamily



Investment Implications

- Reduce exposure to Single-Family Rental (SFR) REITs and reallocate capital toward Multifamily apartments and established core markets to capture institutional-grade stability.
- Focus on large-scale "build-to-sell" homebuilders with significant economies of scale and pricing power, while maintaining a cautious stance on pure-play Build-to-Rent (BTR) developers.
- Position for the "renovate-in-place" secular trend by increasing weight in home improvement giants, benefiting from aging housing stock and high mortgage rates.