

MSCI Launches the First Global Property Index Tracking Quarterly Valued Property-Level Assets

New MSCI Global Quarterly Property Index and Europe Quarterly Property Index provide more frequent property-level insights to help investors through the ongoing volatile market conditions

NEW YORK – July 13, 2022 – MSCI Inc. (NYSE: MSCI), a leading provider of critical decision support tools and services for the global investment community, has today announced the launch of the MSCI Global Quarterly Property Index (GQPI), as the first index to track the property-level performance of quarterly-valued assets across the world’s major real estate markets.

This launch will help investors as they monitor and manage international portfolios, particularly in the context of the growing headwinds of geopolitical tensions and the associated rising inflation and interest rates.

GQPI tracks the performance of over 20,000 property investments in 26 countries, including 17 countries that now have quarterly-valued property asset data available for the first time, as well as regional and global aggregates using [MSCI’s market size reweighting methodology](#). The new index history dates to December 2007.

The recent performance of the assets that make up GQPI shows that global real estate returns accelerated to 17.8% on a 12-month rolling basis in the first quarter of 2022. While still strong in comparison to their historical context, the 3-month rate of return of 4.4% decelerated from the record high 5% rate in Q4 2021, which had coincided with a market bounce back from COVID-19 weakness.

Only Central and Eastern Europe, the Nordic region, Ireland and Germany saw returns accelerate on a 3-month basis in Q1 2022. All other countries in the index saw the 3-month rate of return slow, with some of those with the most marked slowdowns having particularly strong ends to 2021.

MSCI has separately today launched the Europe Quarterly Property Index (EQPI), which tracks the performance of over 12,000 property investments in 20 countries, to provide quarterly indicators for investors in European real estate.

Alongside MSCI’s annual and bi-annual real estate indexes, GQPI and EQPI will help investors towards a better understanding of market cycles and differentials to help inform allocation decisions and support their multi-asset class analysis.

Rene Veerman, Global Head of Real Assets at MSCI, said: “Until now, investors only had access to quarterly property-level indexes for a few of the larger, more transparent markets, but the ongoing economic environment and market conditions as we come out of the pandemic have made clear the importance of timely property-level indicators to understand how real estate markets are responding.

“Whilst MSCI’s existing range of indexes in these markets provide deep and granular data on longer-term returns and drivers, these new quarterly indexes provide more comprehensive and regular performance data for a more precise reflection of risk in Global and European markets, which often have lower frequency valuation practices across market participants.”

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About MSCI Inc.

MSCI is a leading provider of critical decision support tools and services for the global investment community. With over 50 years of expertise in research, data, and technology, we power better investment decisions by enabling clients to understand and analyze key drivers of risk and return and confidently build more effective portfolios. We create industry-leading research-enhanced solutions that clients use to gain insight into and improve transparency across the investment process.

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