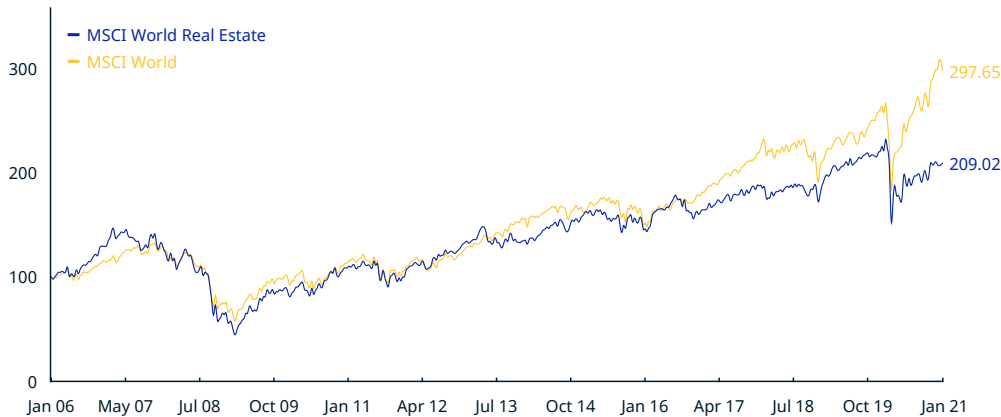


# MSCI World Real Estate Index (USD)

The MSCI World Real Estate Index is a free float-adjusted market capitalization index that consists of large and mid-cap equity across 23 Developed Markets (DM) countries\*. All securities in the index are classified in the Real Estate Sector according to the Global Industry Classification Standard (GICS®).

## CUMULATIVE INDEX PERFORMANCE – GROSS RETURNS (USD) (JAN 2006 – JAN 2021)



## ANNUAL PERFORMANCE (%)

Year	MSCI World Real Estate	MSCI World
2020	-4.22	16.50
2019	23.97	28.40
2018	-5.56	-8.20
2017	15.58	23.07
2016	3.79	8.15
2015	1.05	-0.32
2014	15.05	5.50
2013	3.55	27.37
2012	29.69	16.54
2011	-6.40	-5.02
2010	21.24	12.34
2009	33.94	30.79
2008	-47.59	-40.33
2007	-4.96	9.57

## INDEX PERFORMANCE – GROSS RETURNS (%) (JAN 29, 2021)

	1 Mo	3 Mo	1 Yr	YTD	ANNUALIZED				Since Dec 30, 1994	Div Yld (%)	P/E	P/E Fwd	P/BV
					3 Yr	5 Yr	10 Yr						
MSCI World Real Estate	-0.59	11.77	-5.70	-0.59	3.48	6.99	6.74	6.62	3.22	31.98	27.47	1.65	
MSCI World	-0.97	16.51	16.04	-0.97	8.90	13.99	10.13	8.16	1.80	28.03	20.30	2.90	

## FUNDAMENTALS (JAN 29, 2021)

## INDEX RISK AND RETURN CHARACTERISTICS (JAN 29, 2021)

	Turnover (%) <sup>1</sup>	ANNUALIZED STD DEV (%) <sup>2</sup>			SHARPE RATIO <sup>2,3</sup>			Since Dec 30, 1994	MAXIMUM DRAWDOWN	
		3 Yr	5 Yr	10 Yr	3 Yr	5 Yr	10 Yr		(%)	Period YYYY-MM-DD
MSCI World Real Estate	4.63	17.15	14.67	14.69	0.19	0.45	0.47	0.30	71.10	2007-02-22–2009-03-09
MSCI World	3.20	18.38	14.83	13.97	0.47	0.87	0.71	0.43	33.99	2020-02-12–2020-03-23

<sup>1</sup> Last 12 months

<sup>2</sup> Based on monthly gross returns data

<sup>3</sup> Based on ICE LIBOR 1M

\* DM countries include: Australia, Austria, Belgium, Canada, Denmark, Finland, France, Germany, Hong Kong, Ireland, Israel, Italy, Japan, Netherlands, New Zealand, Norway, Portugal, Singapore, Spain, Sweden, Switzerland, the UK and the US.

The MSCI World Real Estate Index was launched on Sep 15, 1999. Data prior to the launch date is back-tested data (i.e. calculations of how the index might have performed over that time period had the index existed). There are frequently material differences between back-tested performance and actual results. Past performance – whether actual or back-tested – is no indication or guarantee of future performance.

### INDEX CHARACTERISTICS

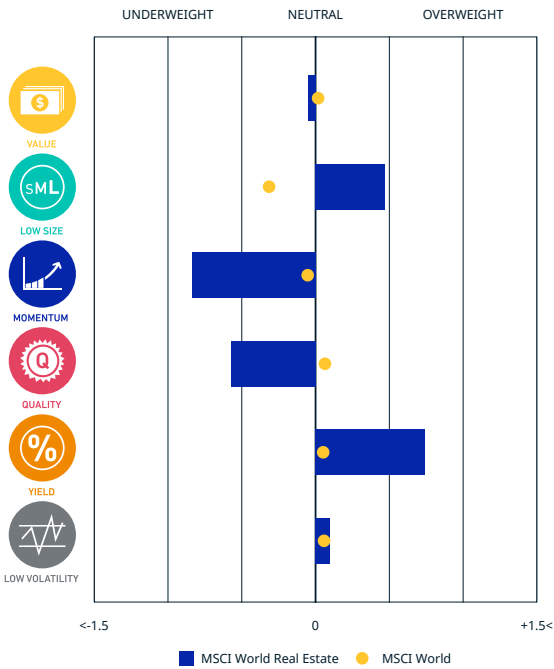
MSCI World Real Estate	
<b>Number of Constituents</b>	99
Mkt Cap (USD Millions)	
<b>Index</b>	1,352,038.30
<b>Largest</b>	100,850.22
<b>Smallest</b>	1,654.78
<b>Average</b>	13,656.95
<b>Median</b>	8,142.77

### TOP 10 CONSTITUENTS

	Country	Float Adj Mkt Cap (USD Billions)	Index Wt. (%)
AMERICAN TOWER CORP	US	100.85	7.46
PROLOGIS	US	76.24	5.64
CROWN CASTLE INTL CORP	US	68.69	5.08
EQUINIX	US	65.53	4.85
DIGITAL REALTY TRUST	US	38.72	2.86
PUBLIC STORAGE	US	35.81	2.65
VONOVIA	DE	34.93	2.58
SIMON PROPERTY GROUP	US	30.22	2.23
SBA COMMUNICATIONS A	US	30.07	2.22
WELLTOWER INC	US	25.29	1.87
<b>Total</b>		<b>506.35</b>	<b>37.45</b>

### FACTORS - KEY EXPOSURES THAT DRIVE RISK AND RETURN

#### MSCI FACTOR BOX



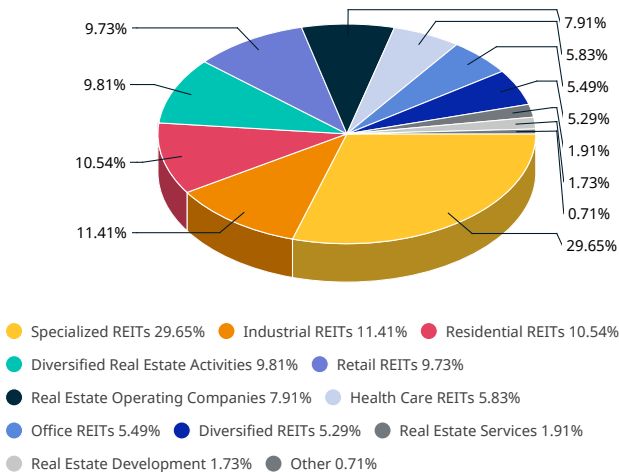
#### MSCI FaCS

- VALUE**  
Relatively Inexpensive Stocks
- LOW SIZE**  
Smaller Companies
- MOMENTUM**  
Rising Stocks
- QUALITY**  
Sound Balance Sheet Stocks
- YIELD**  
Cash Flow Paid Out
- LOW VOLATILITY**  
Lower Risk Stocks

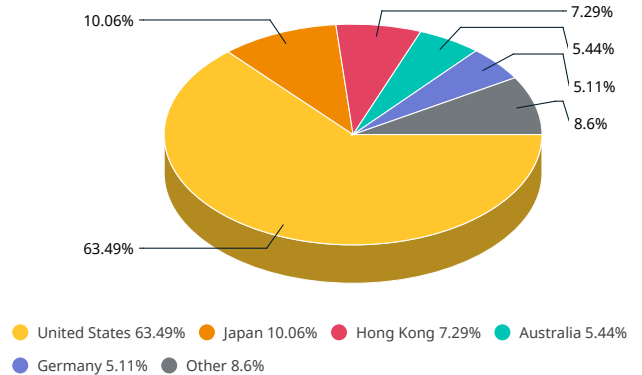
MSCI FaCS provides absolute factor exposures relative to a broad global index - MSCI ACWI IMI.

Neutral factor exposure (FaCS = 0) represents MSCI ACWI IMI.

### SUB-INDUSTRY WEIGHTS



### COUNTRY WEIGHTS



## INDEX METHODOLOGY

The index is based on the [MSCI Global Investable Indexes \(GIMI\) Methodology](#) –a comprehensive and consistent approach to index construction that allows for meaningful global views and cross regional comparisons across all market capitalization size, sector and style segments and combinations. This methodology aims to provide exhaustive coverage of the relevant investment opportunity set with a strong emphasis on index liquidity, investability and replicability. The index is reviewed quarterly—in February, May, August and November—with the objective of reflecting change in the underlying equity markets in a timely manner, while limiting undue index turnover. During the May and November semi-annual index reviews, the index is rebalanced and the large and mid capitalization cutoff points are recalculated.

## FACTOR BOX AND FaCS METHODOLOGY

MSCI FaCS is a standard method ([MSCI FaCS Methodology](#)) for evaluating and reporting the Factor characteristics of equity portfolios. MSCI FaCS consists of Factor Groups (e.g. Value, Size, Momentum, Quality, Yield, and Volatility) that have been extensively documented in academic literature and validated by MSCI Research as key drivers of risk and return in equity portfolios. These Factor Groups are constructed by aggregating 16 factors (e.g. Book-to-Price, Earnings/Dividend Yields, LT Reversal, Leverage, Earnings Variability/Quality, Beta) from the latest Barra global equity factor risk model, GEMLT, designed to make fund comparisons transparent and intuitive for use. The MSCI Factor Box, which is powered by MSCI FaCS, provides a visualization designed to easily compare absolute exposures of funds/indexes and their benchmarks along 6 Factor Groups that have historically demonstrated excess market returns over the long run.

## ABOUT MSCI

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