

Pan-European Property Fund Performance maintains Strong Returns through 2015

MSCI Index reveal return of 13.5%

London – March 09, 2016 – MSCI Inc. (NYSE: MSCI), a leading provider of research-based indexes and analytics, announced yesterday that Pan-European real estate funds returned 2.8% over the three months to December 2015 (measured in Euros) according to the latest results of the [IPD Pan-European Quarterly Property Fund Index](#).

The performance for the year 2015 as a whole stood at 13.5%, a slight deceleration compared with the 14.1% to December 2014 and the peak of 17.4% reached in June 2015.

The balanced funds, a sub-sample of 11 funds with a balanced sector allocation, returned 2.3% in the three months to December 2015. This brought the 12-month return to 8.1%, the highest return since December 2007.

The underlying real estate assets in the index returned 2.9% over the quarter and 14.2% over the last 12 months. Capital return was the largest contributor (8.0% year-on-year) despite slowing down from a 10.5% peak in June 2015. Income return stood at 5.8%, a low not recorded since June 2009.

Asset-level performance showed a relatively mixed picture across European countries. The UK assets were once again the engine to growth in 2015, but 12-month returns have slowed down significantly along the last four quarters, from a peak of 35.0% in March 2015 to 20.7% in December 2015. German assets also decelerated, from a peak of 16.5% in June to 13.2% in December. Conversely, France picked up momentum in the four quarters of 2015, from 9.1% in March to 14.1% in December.

Mark Clacy-Jones, Vice President, MSCI commented: “The components of the direct returns confirmed the good health of the European market. Capital return has been in positive territory for seven quarters in a row, following six years of negative or close-to-zero returns”.

The **IPD Pan-European Quarterly Property Fund Index** is based on a full sample of 15 core Pan-European open-ended funds that are appraised quarterly to IFRS standards with performance validated by MSCI.

-Ends-

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Our line of products and services includes indexes, analytical models, data, real estate benchmarks and ESG research.

MSCI serves 97 of the top 100 largest asset managers, based upon P&I data as of December 2014 and MSCI client data as of June 2015.

For more information, visit us at www.msci.com.

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