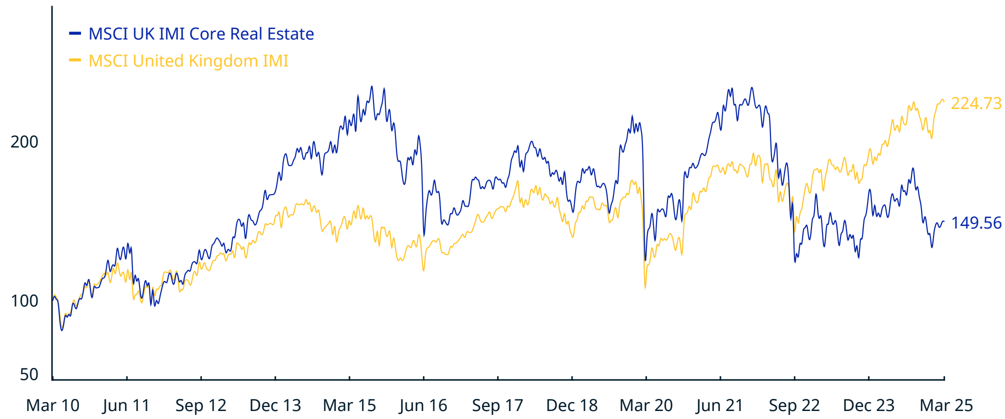
# MSCI UK IMI Core Real Estate Index (USD)

The **MSCI UK IMI Core Real Estate Index** is a free float-adjusted market capitalization index that consists of large, mid and small cap stocks engaged in the ownership, development and management of specific core property type real estate. The index excludes companies, such as real estate services and real estate financing companies, that do not own properties.

For a complete description of the index methodology, please see Index methodology - MSCI.

## CUMULATIVE INDEX PERFORMANCE — NET RETURNS (USD) (MAR 2010 – MAR 2025)




## ANNUAL PERFORMANCE (%)

| Year | MSCI UK IMI Core Real Estate | MSCI United Kingdom IMI |
|---|---|---|
| 2024 | -14.08 | 7.17 |
| 2023 | 17.11 | 14.41 |
| 2022 | -39.69 | -9.76 |
| 2021 | 26.94 | 17.57 |
| 2020 | -13.98 | -8.97 |
| 2019 | 36.89 | 23.16 |
| 2018 | -19.07 | -15.04 |
| 2017 | 23.09 | 23.70 |
| 2016 | -24.06 | -1.57 |
| 2015 | 5.55 | -5.46 |
| 2014 | 15.09 | -5.43 |
| 2013 | 24.57 | 22.78 |
| 2012 | 37.04 | 17.36 |
| 2011 | -8.46 | -3.72 |

## INDEX PERFORMANCE — NET RETURNS (%) (MAR 31, 2025)

| | | | | | ANNUALIZED | | | |
|---|---|---|---|---|---|---|---|---|
| | 1 Mo | 3 Mo | 1 Yr | YTD | 3 Yr | 5 Yr | 10 Yr | Since Nov 30, 1994 |
| **MSCI UK IMI Core Real Estate** | 2.83 | 4.76 | -7.35 | 4.76 | -12.40 | 0.97 | -3.18 | 4.23 |
| **MSCI United Kingdom IMI** | 0.45 | 8.31 | 12.87 | 8.31 | 6.64 | 12.89 | 4.51 | 6.81 |

## FUNDAMENTALS (MAR 31, 2025)

| | Div Yld (%) | P/E | P/E Fwd | P/BV |
|---|---|---|---|---|
| MSCI UK IMI Core Real Estate | 5.20 | 18.75 | 15.41 | 0.76 |
| MSCI United Kingdom IMI | 3.58 | 13.28 | 11.87 | 1.90 |

## INDEX RISK AND RETURN CHARACTERISTICS (MAR 31, 2025)

| | | ANNUALIZED STD DEV (%) [2] | | | SHARPE RATIO [2,3] | | | | MAXIMUM DRAWDOWN | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Turnover (%) [1] | 3 Yr | 5 Yr | 10 Yr | 3 Yr | 5 Yr | 10 Yr | Since Nov 30, 1994 | (%) | Period YYYY-MM-DD |
| **MSCI UK IMI Core Real Estate** | 4.55 | 28.58 | 25.67 | 24.14 | -0.47 | 0.07 | -0.09 | 0.18 | 86.66 | 2007-01-02—2009-03-09 |
| **MSCI United Kingdom IMI** | 4.34 | 16.72 | 16.64 | 16.48 | 0.22 | 0.66 | 0.23 | 0.33 | 63.70 | 2007-10-31—2009-03-09 |

[1] Last 12 months [2] Based on monthly net returns data [3] Based on NY FED Overnight SOFR from Sep 1 2021 & on ICE LIBOR 1M prior that date

The MSCI UK IMI Core Real Estate Index was launched on Oct 20, 2014. Data prior to the launch date is back-tested test (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

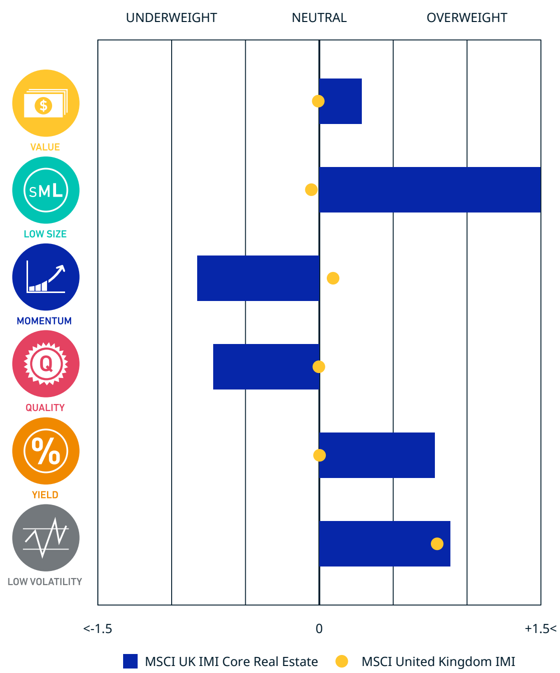
| | MSCI UK IMI Core Real Estate |
|---|---|
| **Number of Constituents** | 23 |
| | **Mkt Cap ( USD Millions)** |
| **Index** | 59,489.34 |
| **Largest** | 11,459.66 |
| **Smallest** | 731.07 |
| **Average** | 2,586.49 |
| **Median** | 1,770.29 |

## TOP 10 CONSTITUENTS

| | Float Adj Mkt Cap ( USD Billions) | Index Wt. (%) |
|---|---|---|
| SEGRO | 11.46 | 19.26 |
| LAND SECURITIES GROUP | 5.02 | 8.45 |
| LONDONMETRIC PROPERTY | 4.85 | 8.15 |
| BRITISH LAND CO | 4.76 | 8.01 |
| UNITE GROUP | 4.11 | 6.91 |
| TRITAX BIG BOX REIT | 4.05 | 6.80 |
| DERWENT LONDON | 2.41 | 4.05 |
| SHAFTESBURY CAPITAL | 2.36 | 3.97 |
| BIG YELLOW GROUP | 2.25 | 3.78 |
| GRAINGER | 1.85 | 3.11 |
| Total | 43.12 | 72.48 |

## 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**

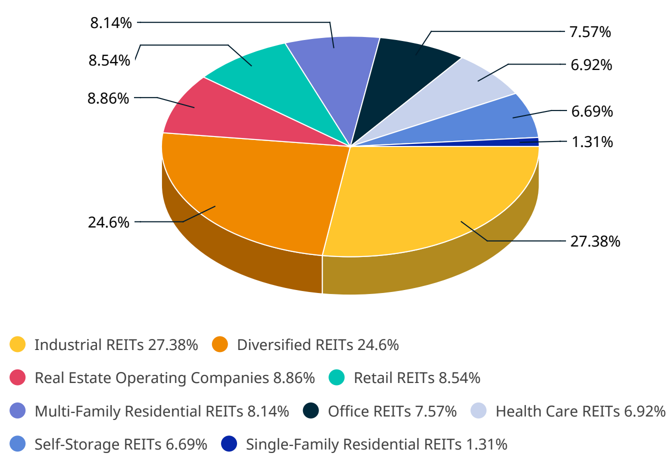
**YIELD**
**Cash Flow Paid Out**

**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



**MSCI FACTOR BOX AND FaCS FRAMEWORK (Please refer to complete description of the MSCI FaCS methodology here)**

MSCI FaCS is a standard method 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

MSCI is a leading provider of critical decision support tools and services for the global investment community. With over 45 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. To learn more, please visit www.msci.com.