

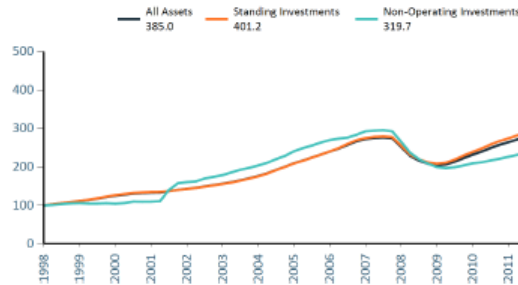
# NEW Index Fact Sheet

Available for all national markets, regional composites and some non-traditional property types

## IPD® US QUARTERLY PROPERTY INDEX (USD)

MSCI's IPD US Quarterly Property Index measures unlevered total returns of directly held standing property investments from one valuation to the next. The index tracks performance of 4,246 property investments, with a total capital value of USD 231.0 billion as at June 2015. The market coverage is estimated to be 9.7% of institutionally managed properties with results dating back to 1999.

QUARTERLY INDEX PERFORMANCE - PROPERTY RETURNS (USD)  
(DEC 1998 - JUN 2015)



CALENDAR YEAR PERFORMANCE (%)

YEAR	ALL ASSETS <sup>(1)</sup>	STANDING INVESTMENTS <sup>(2)</sup>	NON-OPERATING INVESTMENTS <sup>(3)</sup>
2014	11.4	11.4	11.5
2013	11.5	11.5	10.8
2012	10.3	10.6	8.0
2011	14.0	14.7	8.1
2010	13.3	14.6	4.8
2009	-18.8	-18.1	-24.6
2008	-7.6	-7.4	-9.4
2007	13.5	14.5	8.4
2006	14.5	14.9	12.1
2005	18.8	19.0	18.1

INDEX PERFORMANCE - PROPERTY RETURNS (%) (JUN 2015)

	1 Qtr.	6 Mo	YTD	ANNUALIZED							Since Inception
				1 Yr	2 Yr	3 Yr	5 Yr	7 Yr	10 Yr		
All Assets <sup>(1)</sup>	3.0	6.2	6.2	12.5	11.8	11.4	12.5	4.8	7.2	8.5	
Standing Investments <sup>(2)</sup>	3.1	6.3	6.3	12.6	11.8	11.5	12.8	5.3	7.7	8.8	
Non-Operating Investments <sup>(3)</sup>	2.8	5.7	5.7	12.2	11.8	10.7	9.9	1.1	3.8	7.3	

INDEX RISK CHARACTERISTICS (%) (DEC 1998 - JUN 2015)

	QUARTERLY					ANNUALIZED				
	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception
Standard Deviation	0.6	1.1	7.2	6.4	5.2	1.0	2.4	13.3	11.6	9.3
Sharpe Ratio <sup>(4)</sup>	-	10.7	0.6	0.9	1.2	-	5.0	0.3	0.5	0.7
Semi Deviation <sup>(5)</sup>	-	0.1	0.2	0.2	0.4	-	0.3	0.4	0.3	0.8

<sup>(5)</sup>Below-target semi deviation

CAPITAL INVESTED (TOTAL TO JUN 2015 % OF BEGINNING PERIOD CV)

	CUMULATIVE									
	1 Qtr.	6 Mo	YTD	1 Yr	2 Yr	3 Yr	5 Yr	7 Yr	10 Yr	Since Inception
Purchases <sup>(6)</sup>	2.7	5.3	5.3	13.6	26.2	37.3	60.8	68.9	116.1	211.4
Sales <sup>(7)</sup>	1.2	2.7	2.7	5.7	10.3	16.9	27.5	36.9	54.2	90.2

<sup>(6)</sup>Includes part sales

### INDEX METHODOLOGY

<sup>(1)</sup>All Asset performance measures every building in MSCI's index database comprised of all property sectors, ownership structures and interests.

<sup>(2)</sup>The Standing Investment Index subset is based on completed and lettable properties only, often described as operating properties.

<sup>(3)</sup>Non-Operating Property Index is constructed from those properties bought, sold, under development or major refurbishment. It tracks any property not included in the Standing Investment Index for the measurement period.

All three direct property indexes are computed at the building level and exclude properties held indirectly through investment funds, the impact of debt, fund management fees, taxation and cash. For more details on MSCI's real estate indexes and methodology, please visit [www.msci.com/real-estate](http://www.msci.com/real-estate)



Standing Investment Index will be complemented by All Assets and Non-Operating Indexes.

New risk measures to provide insight into volatility and risk/reward trade-off in real estate markets.

Investment activity measures transaction volumes of properties in the index over time.

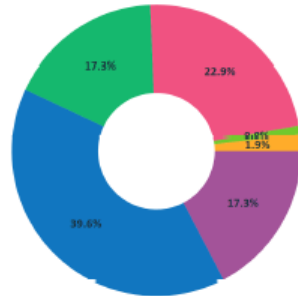
### INDEX CHARACTERISTICS

Market Value (USD m)	231,001
Number of Portfolios	41
Number of Properties	4,246
Average Property Value (USD m)	54.4
Value Appraised %	-

### PERCENTILE DISTRIBUTION OF PROPERTY VALUES (USD m)

95th%	216.00
75th%	68.30
50th%	26.80
25th%	9.77
5th%	1.87

### PROPERTY SECTOR WEIGHTS



### INDEX TRANSPARENCY

	TOTAL MARKET VALUE (USD m)	AVERAGE PROPERTY VALUE (USD m)	NUMBER OF PORTFOLIOS	NUMBER OF PROPERTIES	TOP 5 PROPERTIES
Retail	43,346	77.4	29	560	12.8%
Office	99,131	135.2	37	733	5.2%
Industrial	43,280	22.3	35	1,939	5.8%
Residential	57,188	74.5	31	768	3.6%
Hotel	2,373	87.9	8	27	33.3%
Other	4,701	21.5	23	219	28.4%

Sector weights are calculated by aggregating the capital value of individual assets across the main property types. This illustrates the composition of the index and whether there is a heavier concentration in a particular property sector thus having a greater impact on the overall index performance.



New measures to promote index transparency.

Sector weights will be shown for national markets. On fact sheets for non-traditional property types, geographic weights are provided.

The index fact sheets are provided as a free tool to research market performance. The data herein cannot be used externally as a portfolio benchmark, marketing, etc.

### ABOUT MSCI

For more than 40 years, MSCI's research-based indexes and analytics have helped the world's leading investors build and manage better portfolios. Clients rely on our offerings for deeper insights into the drivers of performance and risk in their portfolios, broad asset class coverage and innovative research. Our line of products and services includes indexes, analytical models, data, real estate benchmarks and ESG research. MSCI serves 98 of the top 100 largest money managers, according to the most recent P&I ranking. For data licensing and subscription requests contact [realestate@msci.com](mailto:realestate@msci.com). For more information, visit us at [www.msci.com](http://www.msci.com)

### DISCLAIMER

©MSCI. All rights reserved. The information contained herein may not be reproduced or redistributed without MSCI's prior approval. It may not be used as a benchmark for portfolio or manager performance. It may not be used as a basis for financial products, or in connection with investment vehicles, or to create any derivative works. None of the information is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such. The information is provided "as is". TO THE MAXIMUM EXTENT PERMITTED BY LAW, MSCI Inc. and its subsidiaries make no express or implied warranties or representations and shall have no liability whatsoever with respect to the Information.