

# U.S. Property Sectors Deliver Strong Performance through 2015

## MSCI Index reveals 12.4% total return in 2015

**New York – February 12, 2016** – MSCI Inc. (NYSE: MSCI), a leading provider of investment decision support tools worldwide, including indexes, portfolio risk and performance analytics and ESG research, announced that it has recorded a 12.4% total return in 2015 for U.S. commercial property as indicated by the [IPD U.S. Quarterly Property Index](#).

The Income Return remained steady at 1.2% for the quarter, but declined from 2014 to 2015, 5.3% vs 5.0%, respectively. Capital Growth rose for the third consecutive year, increasing 120 basis points from 5.9% in 2014 to 7.1% in 2015.

All sectors produced double-digit annual returns. The Industrial sector performed particularly well returning 3.3% in the final quarter to close out 2015, with a 14.7% year-on-year total return. The Residential sector remained a market laggard returning 10.3%, whereas Retail performed admirably with a return of 13.1% for the year.

Results for the final quarter echo the positive annual IPD Quarterly Property Index returns found in other countries: Canada 8.0%, UK 13.1%, Netherlands 8.6%, and Ireland 25.0%.

**Ken O'Brien, Executive Director, MSCI, said** "The U.S. direct property market continues to deliver solid, double-digit returns to investors in a domestic economy struggling with slower growth."

The [IPD U.S. Quarterly Property Index](#) measures unleveraged total returns of directly held standing property investments from one open market valuation to the next. The index tracks performance of 4,848 property investments with a total capital value of USD 279.8bn as at December 2015.

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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 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](http://www.msci.com).

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