

# Capital Growth Fuels Second Quarter Dutch Property Results

## Strong value growth reflects investor optimism

**Almere – August 9, 2016** - MSCI Inc. (NYSE: MSCI) recorded a total return of 3.0% in the second quarter of 2016 in the Dutch property market as per [IPD Netherlands Quarterly Property Index](#).

The total return of 3.0% in the second quarter is a lift from 2.2% in the first quarter of 2016, and a rise from 1.8% in the same period last year, reflecting continued recovery in the Dutch property market.

A robust increase in the capital value growth in the second quarter, which doubled from the previous quarter, energized the total return. During the quarter values grew at 1.8%, up from 0.9% in the first quarter.

Residential was again the best performing sector with a total return of 4.1%, a rise from 3.1 % in the previous quarter. Total return in office properties also rose to 2.8% from 1.7 % in the first quarter.

The income return in the second quarter remained close to last quarter's at 1.2%, compared to 1.3%; a decline in the second quarter is typical because asset owners make tax payments on assets during the period.

Retail properties across Netherlands recorded a total return of 1.1% with a capital value decrease of 0.2%. However, the picture in retail looked stronger in large city centers as capital value growth was recorded at 1.2% resulting in a total return of 2.2% in this retail segment.

**Lorenzo Dorigo, Executive Director, MSCI**, said: "The Dutch property market continued to be on the steady road of recovery. Total return has continued to improve, the total return of 3.0% in the quarter is a significant rise from 0.9% two years ago, and 1.8% last year."

**Dorigo added:** "To be sure, the strong capital value growth reflected investors' optimism in the Netherlands property market."

[IPD Netherlands Quarterly Property Index](#) tracks the performance of 2,484 property investments with a capital value of 24 billion euros as at June 2016.

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