

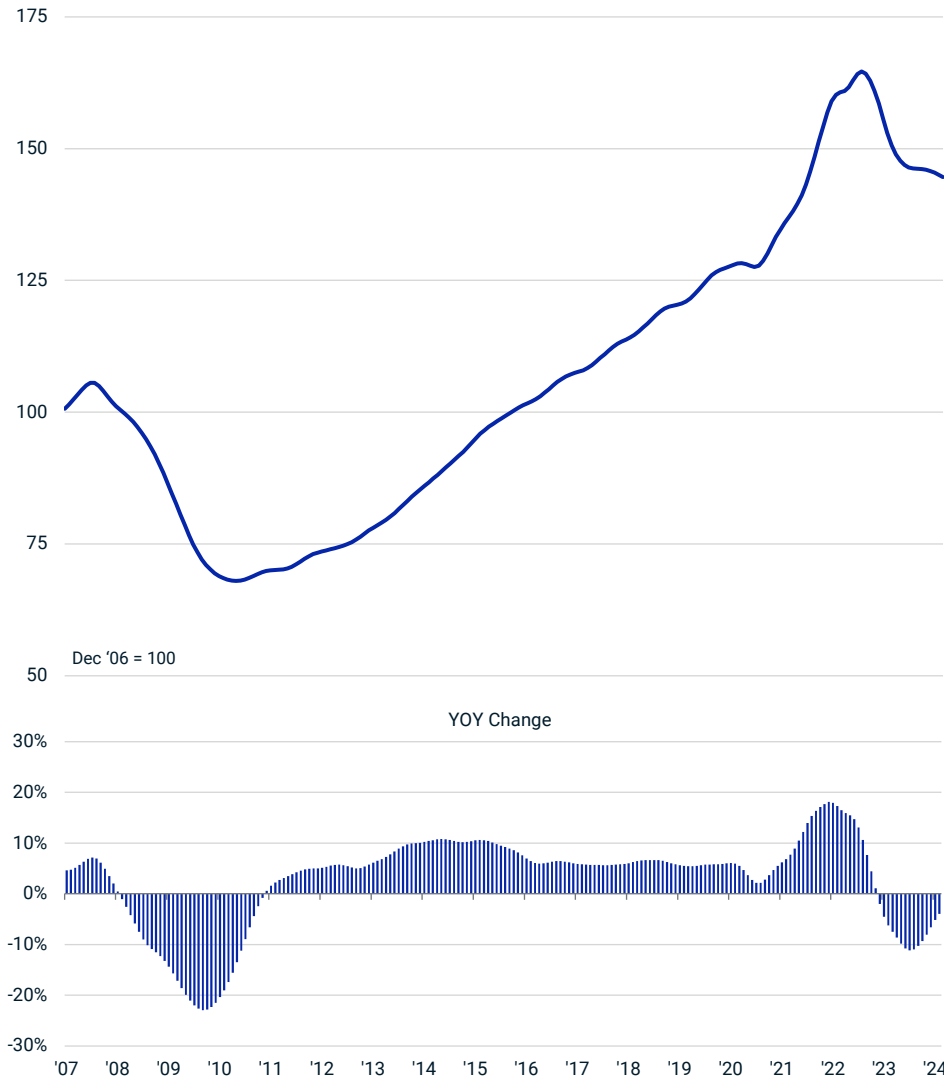
RCA CPPI™ US

Commercial property price indexes

-4.0% Change past year

-0.3% Change past month

National All-Property Index



The RCA CPPI National All-Property Index fell in February, declining 4.0% since February of 2023. While this is the slowest pace of annual decline the index has posted since the end of 2022, the pace of decline in monthly returns has been accelerating. The index fell 0.3% in February from January.

The office sector again led the price declines in February, falling 15.2% YOY. As the future need for office space remains unclear, CBD office prices have been hit particularly hard, falling at roughly 30% YOY for the last nine months. The suburban office index has fared better and was down 11.6% YOY in February.

Apartment prices posted the largest monthly decline of the property types in February, falling 1.0%. The annual pace of decline for multifamily prices has moderated for six consecutive months, however. In February, the apartment index fell 8.9% from a year earlier.

The industrial index grew at an annual clip of 1.9% and again was the only property type to post positive year-over-year change. Prices for industrial properties had been falling as recently as October of 2023.

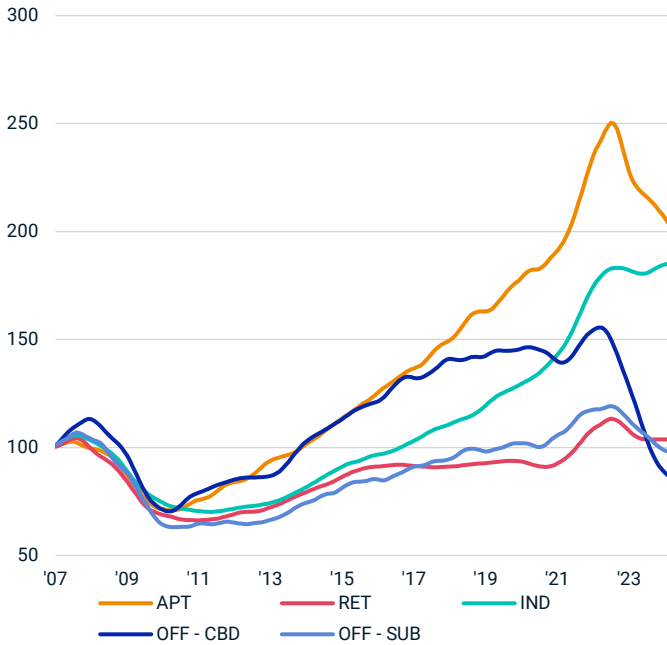
Annual returns for retail prices fell in February for the fourteenth month in a row, dropping 2.5% YOY. This decline is on pace with February of 2023, but is shallower than the near-double-digit dips seen in Q3 2023. Retail prices on the month were essentially flat, as they have been for the past seven months.

Prices in the Non-Major Metros continued to outperform the 6 Major Metros (6MM), falling 3.6% YOY versus an annual decline of 5.6% in the 6MM. The spread between these two indexes has narrowed considerably from the middle of 2022 when there was a difference of more than 10 percentage points between the returns.

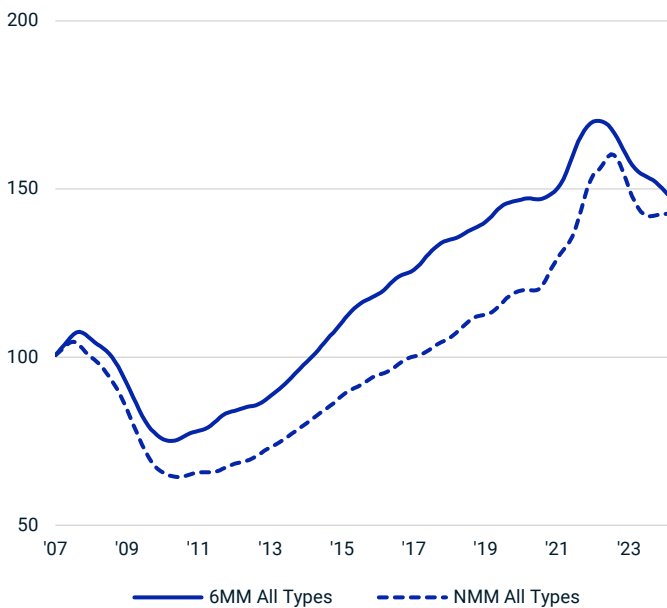
Change in RCA CPPI February 2024

	1-mth	3-mth	1-yr	3-yr	5-yr	10-yr
Office	-0.8%	-3.0%	-15.2%	-11.8%	-5.8%	23.9%
Office - CBD	-1.3%	-4.8%	-29.9%	-37.5%	-39.2%	-16.1%
Office - Sub	-0.4%	-2.0%	-11.6%	-7.6%	-0.1%	31.2%
Industrial	0.2%	0.7%	1.9%	27.9%	53.3%	124.4%
Retail	0.0%	0.1%	-2.5%	11.2%	11.8%	29.8%
Commercial	0.0%	0.1%	-2.3%	7.2%	17.3%	51.0%
Apartment	-1.0%	-2.7%	-8.9%	5.8%	25.1%	99.1%
All Types	-0.3%	-0.8%	-4.0%	5.6%	19.5%	66.8%
6 Major Metros All Types	-0.6%	-1.8%	-5.6%	-1.9%	5.3%	49.4%
Non-Major Metros All Types	0.0%	0.2%	-3.6%	9.1%	26.3%	76.2%

National Property Types



Major Metros vs Non-Major Metros



Notes & Definitions

The RCA CPPI is based on repeat-sales (RS) transactions that occurred at any time up through the month of the current report. This CPPI report published March 2024 provides price indexes through February 2024. These indexes are estimated using transaction data collected through the month of March 2024 to the date of production. Because CPPI allows for backward revisions and incorporates any new data we receive subsequent to publishing, full history (from inception to current month) of future indexes will reflect adjustments due to additional transaction data.

The 6 Major Metros (6MM) are Boston, Chicago, Los Angeles, New York, San Francisco and Washington DC. Non-Major Metros (NMM) refers to all secondary and tertiary markets.

All indexes are benchmarked to 100 at December 2006 and the time series extends to January 2001.

About the RCA CPPI™

The RCA CPPI (commercial property price indexes) are transaction-based indexes and accurately measure commercial real estate price movements using repeat-sales regression methodology. There are currently over 350 indexes which provide direct comparability across markets and property types in 15 countries.

A price indicator is a custom index generated using the same process as the RCA CPPI, but is not part of the official suite of indexes.

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