

# Global Property Fund Returns Moderate after Recent High

**New York – March 29, 2017** –MSCI Inc. (NYSE: MSCI), a leading provider of research-based indexes and analytics, announced today that it has recorded a global property fund return of 7.8% at net asset value level (NAV) for the 12-month period ending December 2016, according to the [IPD Global Quarterly Property Fund Index](#).

The NAV return of 7.8% was a decrease from 10.6% recorded in September 2016 and 13.5% for calendar-year 2015. This represented a decline of 570 bps since the Index reached its four-year high in December 2015. The 2016 return of 7.8% outperformed global bonds but fell behind global equities.

At the regional direct asset level, Asia Pacific recorded a total return of 10.7%; Europe, 8.9%; and North America, 7.8%, for the 12 months ending December 2016. Funds in all regions saw declining returns through 2016, with the difference ranging from 70 bps for Asia to 490 bps for North America. The UK experienced a still larger decline of 870 bps, driven by value depreciation of -0.8%, contrasting with appreciation of 7.6% in 2015.

By sector, industrial properties continued to outperform other property types and were the only asset type in 2016 to outperform the Index over 1, 3 & 5-year annualized periods.

**Ken Greguski, Executive Director, MSCI**, commented: “We saw a significant moderation in the performance of property funds in 2016, as economic and geopolitical risks began to impact markets, particularly in the second half of the year. But the Index’s three and five-year returns remain in double-digits, reflecting the solid recent performance of real estate investments.”

The IPD Global Quarterly Property Fund Index is based on a sample of 98 listed, core and open-ended funds across the globe. The Index is the only quarterly dataset tracking core real estate investment performance globally, with a total net asset value of USD 313.4 billion and a total asset level capital value of USD 394.4 billion as at December 2016.

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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 money managers, according to the most recent P&I ranking.

For more information, visit us at [www.msci.com](http://www.msci.com).

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