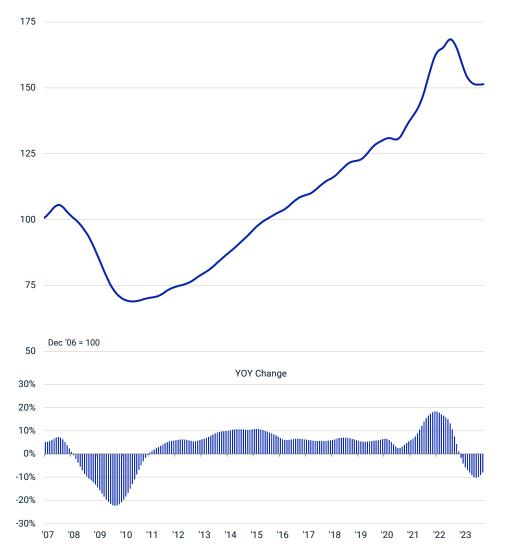


-8.0% Change past year

0.0% Change past month

RCA CPPI[™] US Commercial property price indexes

National All-Property Index



Change in RCA CPPI October 2023

	1-mth	3-mth	1-yr	3-yr	5-yr	10-yr
Office	-0.5%	-1.5%	-9.5%	3.1%	7.5%	47.5%
Office - CBD	-0.2%	-0.7%	-6.7%	-6.5%	-3.3%	40.1%
Office - Sub	-0.4%	-1.3%	-9.5%	4.7%	8.9%	49.3%
Industrial	0.6%	1.6%	1.5%	34.2%	60.7%	134.9%
Retail	-0.3%	-0.8%	-7.2%	13.2%	12.0%	34.3%
Commercial	0.2%	0.6%	-3.8%	13.8%	22.3%	62.0%
Apartment	-1.0%	-2.7%	-13.7%	12.5%	28.9%	113.1%
All Types	0.0%	0.1%	-8.0%	12.6%	24.0%	78.1%
6 Major Metros All Types	0.1%	0.3%	-4.6%	6.2%	13.7%	65.3%
Non-Major Metros All Types	0.0%	-0.3%	-9.0%	14.9%	28.0%	83.6%

The pace of decline in U.S. commercial property prices decelerated in October, aided by improvements in industrial sector pricing. The PCA CPPI National All-Property

pricing. The RCA CPPI National All-Property Index fell 8.0% from a year ago and was little changed from September. At midyear, prices had been falling at around 10% YOY.

Industrial was the only sector to post annual and monthly growth in October, increasing 1.5% from a year ago and 0.6% from September. The monthly increase indicates an annualized growth rate of 7.5%. The industrial index has posted month-over-month increases since May after logging only minor price declines to start the year.

The apartment sector again saw the largest monthly and annual declines among the major property types. The spike in mortgage rates has led to a sharp drop in prices for apartment property, with the index falling 13.7% from a year prior and 1.0% from September. Despite the steep drop in prices in recent months, the index remains 15% above the level seen at the start of the pandemic in early 2020.

The index for all offices fell 9.5% YOY in October. Deal activity for office properties has wilted in 2023 because of the sector's additional challenges concerning tenant demand. However, in one positive sign, CBD office activity improved in October relative to October of 2022, as reported in US Capital Trends.

Retail prices fell 7.2% from a year earlier, for a tenth consecutive month of annual declines. Prices fell 0.3% versus September.

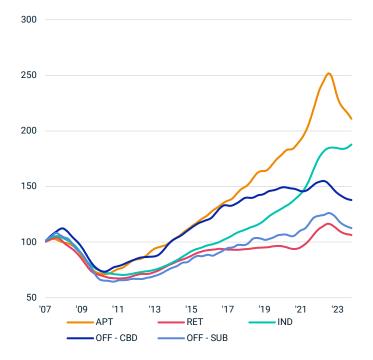
Prices in the 6 Major Metros and Non-Major Metros fell 4.6% and 9.0%, respectively, from a year ago. The Non-Major Metros have fared better since the onset of the pandemic as the index remains 19% above the April 2020 level, while prices in the Major Metros sit only 7% higher.

© 2023 MSCI Inc. All rights reserved. Data believed to be accurate but not guaranteed or warranted; subject to future revision.

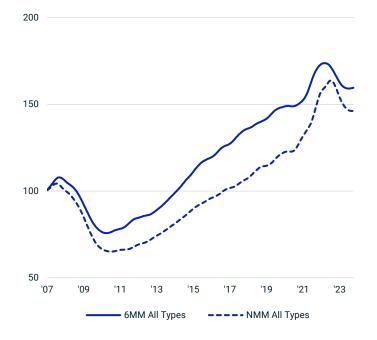


MSCI 💮

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 November 2023 provides price indexes through October 2023. These indexes are estimated using transaction data collected through the month of November 2023 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 transactionbased 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.

The RCA CPPI Global Cities report is published quarterly and the RCA CPPI US report monthly.

About MSCI

MSCI is a leading provider of critical decision support tools and services for the global investment community. With over 50 years of expertise in research, data and technology, we power better investment decisions by enabling clients to understand and analyze key drivers of risk and return and confidently build more effective portfolios. We create industry-leading research-enhanced solutions that clients use to gain insight into and improve transparency across the investment process. To learn more, please visit www.msci.com.

Published Nov. 16, 2023.

Copyright © 2023 MSCI Inc. (MSCI). All rights reserved. This report contains information (the "Information") sourced from MSCI, its affiliates or information providers (the "MSCI Parties") and may have been used to calculate scores, ratings or other indicators. The Information is for internal use only, and may not be reproduced or/ redisseminated in any form, or used as a basis for or a component of any financial instruments or products or indices or for any other commercial exploitation, without MSCI's express written consent. The MSCI Parties do not warrant or guarantee the originality, accuracy and/or completeness of any data or Information herein and expressly disclaim all express or implied warranties, including of merchantability and fitness for a particular purpose. The Information is not intended to constitute investment advice or a recommendation to make (or refrain from making) any investment decision and may not be relied on as such, nor should it be taken as an indication or guarantee of any future performance, analysis, forecast or prediction. None of the MSCI Parties shall have any liability for any errors or omissions in connection with any data or Information herein, or any liability for any direct, indirect, special, punitive, consequential or any other damages (including lost profits) even if notified of the possibility of such damages. MSCI Notice and Disclaimer.