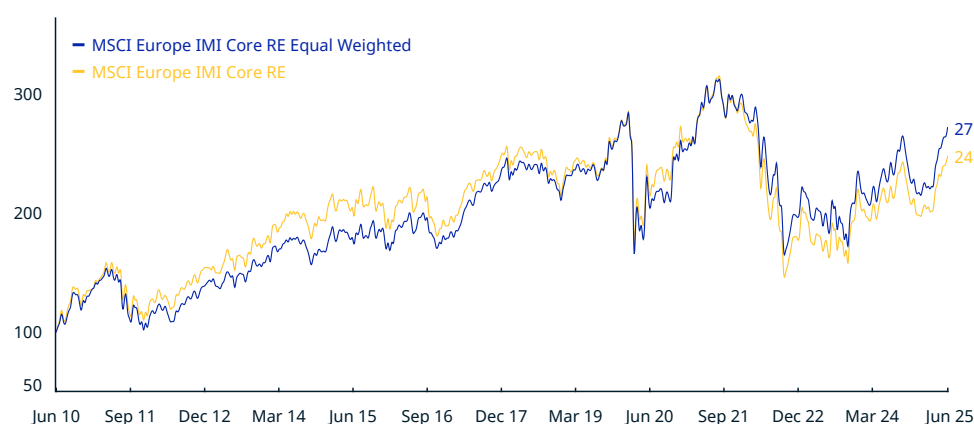


MSCI Europe IMI Core Real Estate Equal Weighted Index (USD)

The **MSCI Europe IMI Core Real Estate Equal Weighted Index** aims to represent an alternative weighting scheme to its market cap weighted parent index, MSCI Europe IMI Core Real Estate Index and includes the large, mid and small-cap equities across 15 Developed Markets (DM) countries* engaged in the ownership, development and management of specific core property type real estate. The index excludes companies, such as real estate services and real estate financing companies that do not own properties. At each quarterly rebalance date, all index constituents are weighted equally, effectively removing the influence of each constituent's current price (high or low). Between rebalances, index constituent weightings will fluctuate due to price performance.

For a complete description of the index methodology, please see [Index methodology - MSCI](#).

CUMULATIVE INDEX PERFORMANCE – GROSS RETURNS (USD) (JUN 2010 – JUN 2025)



ANNUAL PERFORMANCE (%)

Year	MSCI Europe IMI Core RE Equal Weighted	MSCI Europe IMI Core RE
2024	-6.68	-8.44
2023	17.70	21.82
2022	-34.00	-39.64
2021	15.92	9.21
2020	-6.76	-2.51
2019	29.02	27.06
2018	-9.66	-12.66
2017	32.44	29.73
2016	-3.61	-6.74
2015	11.41	6.66
2014	4.34	9.45
2013	15.56	15.55
2012	29.30	31.37
2011	-16.68	-12.82

INDEX PERFORMANCE – GROSS RETURNS (%) (JUN 30, 2025)

	1 Mo	3 Mo	1 Yr	YTD	ANNUALIZED				Since Nov 30, 1994
					3 Yr	5 Yr	10 Yr		
MSCI Europe IMI Core RE Equal Weighted	4.16	20.27	21.40	25.04	7.49	5.74	4.49	7.85	
MSCI Europe IMI Core RE	3.88	20.61	19.89	24.44	7.65	2.70	2.21	6.63	

FUNDAMENTALS (JUN 30, 2025)

Div Yld (%)	P/E	P/E Fwd	P/BV
4.14	21.79	14.79	0.82
4.06	20.57	14.80	0.88

INDEX RISK AND RETURN CHARACTERISTICS (NOV 30, 1994 – JUN 30, 2025)

	Beta	Tracking Error (%)	Turnover (%) ¹	ANNUALIZED STD DEV (%) ²			SHARPE RATIO ^{2,3}			Since Nov 30, 1994	MAXIMUM DRAWDOWN	
				3 Yr	5 Yr	10 Yr	3 Yr	5 Yr	10 Yr		(%)	Period YYYY-MM-DD
MSCI Europe IMI Core RE Equal Weighted	0.99	4.89	19.87	25.79	25.47	21.71	0.23	0.24	0.22	0.34	77.62	2007-04-10–2009-03-09
MSCI Europe IMI Core RE	1.00	0.00	3.06	28.05	26.46	22.47	0.24	0.13	0.12	0.29	78.74	2007-04-10–2009-03-09

¹ Last 12 months ² Based on monthly gross returns data ³ Based on NY FED Overnight SOFR from Sep 1 2021 & on ICE LIBOR 1M prior that date

* DM countries include: Austria, Belgium, Denmark, Finland, France, Germany, Ireland, Italy, the Netherlands, Norway, Portugal, Spain, Sweden, Switzerland and the UK.

The MSCI Europe IMI Core Real Estate Equal Weighted Index was launched on May 21, 2015. Data prior to the launch date is back-tested test (i.e. calculations of how the index might have performed over that time period had the index existed). There are frequently material differences between back-tested performance and actual results. Past performance – whether actual or back-tested – is no indication or guarantee of future performance.

INDEX CHARACTERISTICS

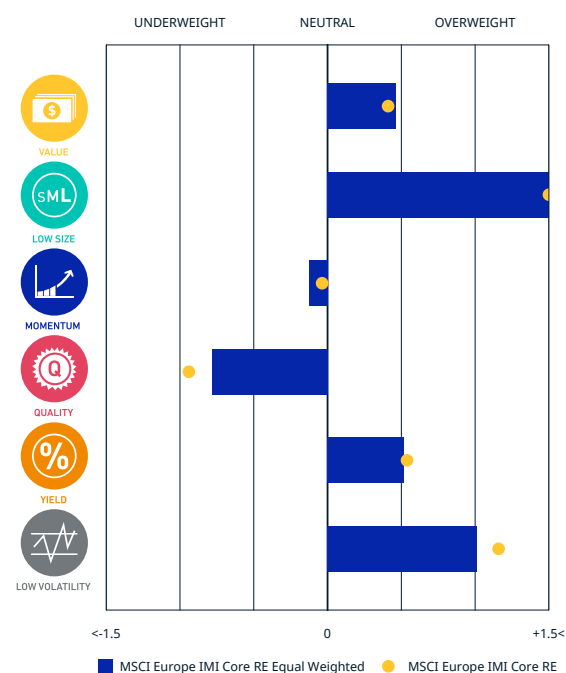
	MSCI Europe IMI Core RE Equal Weighted	MSCI Europe IMI Core RE
Number of Constituents	81	81
Weight (%)		
Largest	2.10	10.94
Smallest	1.01	0.10
Average	1.23	1.23
Median	1.22	0.74

TOP 10 CONSTITUENTS

	Country	Index Wt. (%)	Parent Index Wt. (%)
LONDONMETRIC PROPERTY	GB	2.10	2.71
HIAG IMMOBILIEN	CH	1.36	0.27
AROUNDTOWN	DE	1.35	1.18
HAMMERSON	GB	1.32	0.84
SAFESTORE HOLDINGS	GB	1.31	0.89
INTL WORKPLACE GROUP	GB	1.30	0.91
KOJAMO	FI	1.30	0.74
EMPIRIC STUDENT PROPERTY	GB	1.30	0.39
CA IMMOBILIEN ANLAGEN	AT	1.29	0.45
COVIVIO	FR	1.29	1.48
Total		13.93	9.85

FACTORS - KEY EXPOSURES THAT DRIVE RISK AND RETURN

MSCI FACTOR BOX



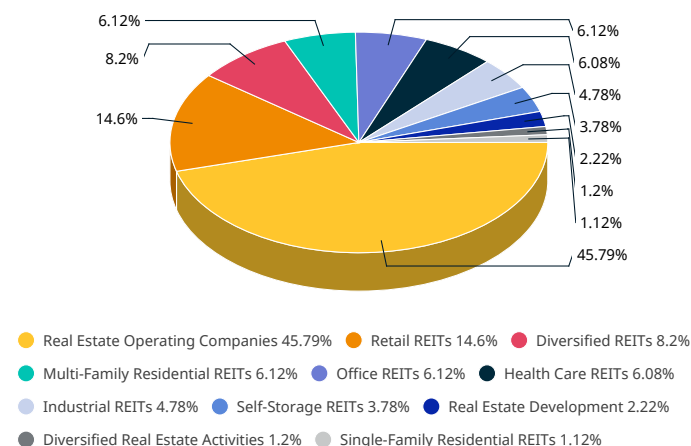
MSCI FaCS

- VALUE**
Relatively Inexpensive Stocks
- LOW SIZE**
Smaller Companies
- MOMENTUM**
Rising Stocks
- QUALITY**
Sound Balance Sheet Stocks
- YIELD**
Cash Flow Paid Out
- LOW VOLATILITY**
Lower Risk Stocks

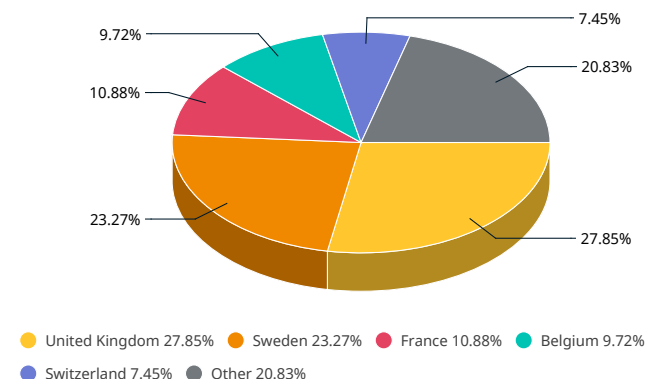
MSCI FaCS provides absolute factor exposures relative to a broad global index - MSCI ACWI IMI.

Neutral factor exposure (FaCS = 0) represents MSCI ACWI IMI.

SUB-INDUSTRY WEIGHTS



COUNTRY WEIGHTS



MSCI FACTOR BOX AND FaCS FRAMEWORK (Please refer to complete description of the MSCI FaCS methodology [here](#))

MSCI FaCS is a standard method for evaluating and reporting the Factor characteristics of equity portfolios. MSCI FaCS consists of Factor Groups (e.g. Value, Size, Momentum, Quality, Yield, and Volatility) that have been extensively documented in academic literature and validated by MSCI Research as key drivers of risk and return in equity portfolios. These Factor Groups are constructed by aggregating 16 factors (e.g. Book-to-Price, Earnings/Dividend Yields, LT Reversal, Leverage, Earnings Variability/Quality, Beta) from the latest Barra global equity factor risk model, GEMLT, designed to make fund comparisons transparent and intuitive for use. The MSCI Factor Box, which is powered by MSCI FaCS, provides a visualization designed to easily compare absolute exposures of funds/indexes and their benchmarks along 6 Factor Groups that have historically demonstrated excess market returns over the long run.

ABOUT MSCI

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