

# MSCI US INVESTABLE MARKET REAL ESTATE 25/50 TRANSITION INDEX (USD)

The MSCI US Investable Market Real Estate 25/50 Transition Index is designed to capture the large, mid and small cap segments of the U.S. equity universe. All securities in the index are classified in the Real Estate sector as per the Global Industry Classification Standard (GICS®). The Index will transition completely from the starting MSCI US REIT Index into the MSCI US IMI Real Estate 25/50 Index over a specified period. The index also applies certain investment limits to help ensure diversification--limits that are imposed on regulated investment companies, or RICs, under the current US Internal Revenue Code.

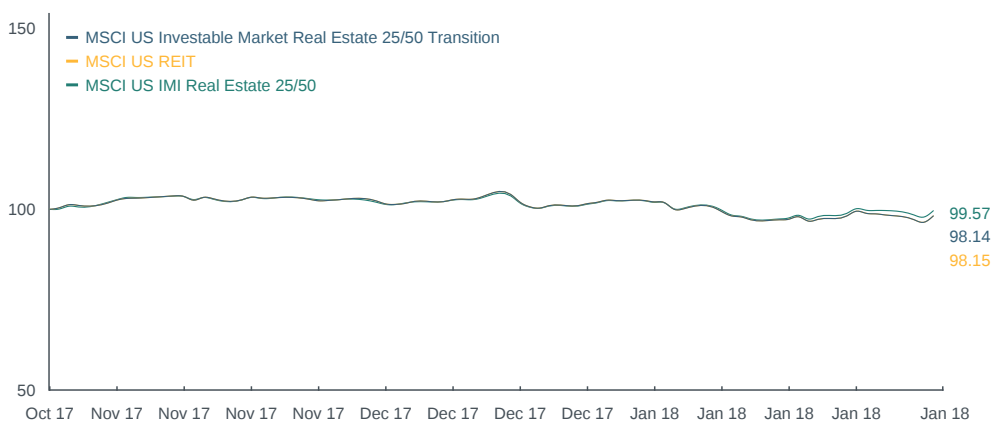
## TRANSITION INDEX CALCULATION INFORMATION

The MSCI US Investable Market Real Estate 25/50 Transition Index ("Transition Index") is designed to transition from the MSCI US REIT Index into the MSCI US IMI Real Estate 25/50 Index over approximately six months, beginning in the first quarter of 2018 and ending in the third quarter of 2018. The MSCI US REIT Index and the MSCI US IMI Real Estate 25/50 Index are based on the [MSCI Global Investable Indexes \(GIMI\) Methodology](#) and the [MSCI US Equity Indexes Methodology](#), respectively. Constituents of the MSCI US REIT Index will be phased out, as applicable, during the period and no additions will be made during the transition period.

For the MSCI US IMI Real Estate 25/50 Index, additions due to corporate events or index reviews will be made and flow through to the Transition Index on a pro-rata basis. With the aim to minimize the impact of corporate events on constituents of the Transition Index, MSCI will apply a variable weighting factor to offset the change to market capitalization that occurs as a result of a corporate event implementation. Further detail and illustration regarding specific treatment of corporate events can be found in the MSCI Corporate Events Methodology book. Deletions from both indexes will be immediately deleted from the Transition Index.

Further, upon completion of the transition, the MSCI 25/50 Index Methodology will be applied.

## CUMULATIVE INDEX PERFORMANCE - GROSS RETURNS (USD) (OCT 2017 - JAN 2018)



The MSCI US Investable Market Real Estate 25/50 Transition Index was launched on Oct 31, 2017. Data prior to the launch date is back-tested data (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 PERFORMANCE — GROSS RETURNS (%) ( JAN 31, 2018 )

	1 Mo	3 Mo	1 Yr	YTD	ANNUALIZED				Div Yld (%)	P/E	P/E Fwd	P/BV
					3 Yr	5 Yr	10 Yr	Since Oct 31, 2017				
MSCI US Investable Market Real Estate 25/50 Transition	-4.18	-1.86	na	-4.18	na	na	na	-7.17	4.32	38.72	37.23	2.14
MSCI US REIT	-4.18	-1.85	na	-4.18	na	na	na	-7.15	4.32	38.72	37.23	2.14
MSCI US IMI Real Estate 25/50	-2.71	-0.43	na	-2.71	na	na	na	-1.68	3.93	40.22	37.23	2.42

## FUNDAMENTALS ( JAN 31, 2018 )

## INDEX RISK AND RETURN CHARACTERISTICS ( JAN 31, 2018 )

	Turnover (%) <sup>1</sup>	ANNUALIZED STD DEV (%) <sup>2</sup>			SHARPE RATIO <sup>2,3</sup>			Since Oct 31, 2017	MAXIMUM DRAWDOWN Period YYYY-MM-DD	
		3 Yr	5 Yr	10 Yr	3 Yr	5 Yr	10 Yr			
MSCI US Investable Market Real Estate 25/50 Transition	0.66	na	na	na	na	na	na	-0.71	7.42	2017-12-18—2018-01-30
MSCI US REIT	2.87	na	na	na	na	na	na	-0.70	7.42	2017-12-18—2018-01-30
MSCI US IMI Real Estate 25/50	4.21	na	na	na	na	na	na	-0.30	6.18	2017-12-18—2018-01-18

<sup>1</sup> Last 12 months      <sup>2</sup> Based on monthly gross returns data      <sup>3</sup> Based on ICE LIBOR 1M

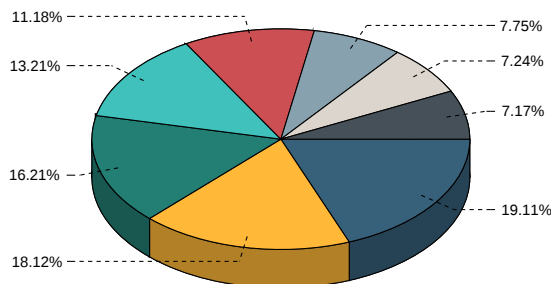
## INDEX CHARACTERISTICS

MSCI US Investable Market Real Estate 25/50 Transition	
Number of Constituents	152
Mkt Cap ( USD Millions )	
Index	821,260.63
Largest	50,781.08
Smallest	230.57
Average	5,403.03
Median	3,014.27

## TOP 10 CONSTITUENTS

	Float Adj Mkt Cap ( USD Billions )	Index Wt. (%)
SIMON PROPERTY GROUP	50.78	6.18
EQUINIX	35.48	4.32
PROLOGIS	34.63	4.22
PUBLIC STORAGE	30.66	3.73
AVALONBAY COMMUNITIES	23.53	2.87
DIGITAL REALTY TRUST	22.96	2.80
EQUITY RESIDENTIAL	22.63	2.76
WELLTOWER INC	22.12	2.69
VENTAS	19.93	2.43
BOSTON PROPERTIES	19.09	2.32
<b>Total</b>	<b>281.81</b>	<b>34.31</b>

## SUB-INDUSTRY WEIGHTS



● Retail REITs 19.11%	● Specialized REITs 18.12%	● Residential REITs 16.21%
● Office REITs 13.21%	● Health Care REITs 11.18%	● Industrial REITs 7.75%
● Diversified REITs 7.24%	● Hotel & Resort REITs 7.17%	

## ABOUT MSCI

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