

# IPD® PORTFOLIO ANALYSIS SERVICE (PAS)

## PERFORMANCE AND RISK ANALYSIS FOR REAL ESTATE

The *IPD* Portfolio Analysis Service is a single platform for real estate risk management and performance attribution. It provides the management tools designed to assist in building effective portfolios – users gain additional portfolio insight to help make informed investment decisions. Performance attribution can help to analyze the sources of portfolio risk and return on an absolute or relative basis.

PAS benchmarks one-quarter of the world's professionally managed real estate, spanning 33 countries across 1,800 investment funds (varying in style from core to opportunistic) valued at USD1.9 trillion (as of December 2014). As a global leader in portfolio and risk analytics, MSCI serves many of the world's most prominent corporate, institutional and government organizations.

### Improved investment process

- Best practice
- Incentivization structure
- Efficient allocation of capital, within and across asset classes
- Framework for aligning investor and manager interests
- Assistance through each stage of the investment process

### Increased revenue

- Improved investor relations, communication and transparency
- Informed sales pitches for mandates/ separate accounts
- Correlation between fees/remuneration and performance
- Demonstration of added-value or otherwise
- Increased allocation to real estate as an asset class

### BENEFITS OF THE *IPD* PORTFOLIO ANALYSIS SERVICE

- Outsourced data management
- Operating efficiency monitoring
- Dedicated support from a client consultant
- Shared exposure to industry thought leadership
- Discount rates for market information services, events and conferences

### Reduced costs

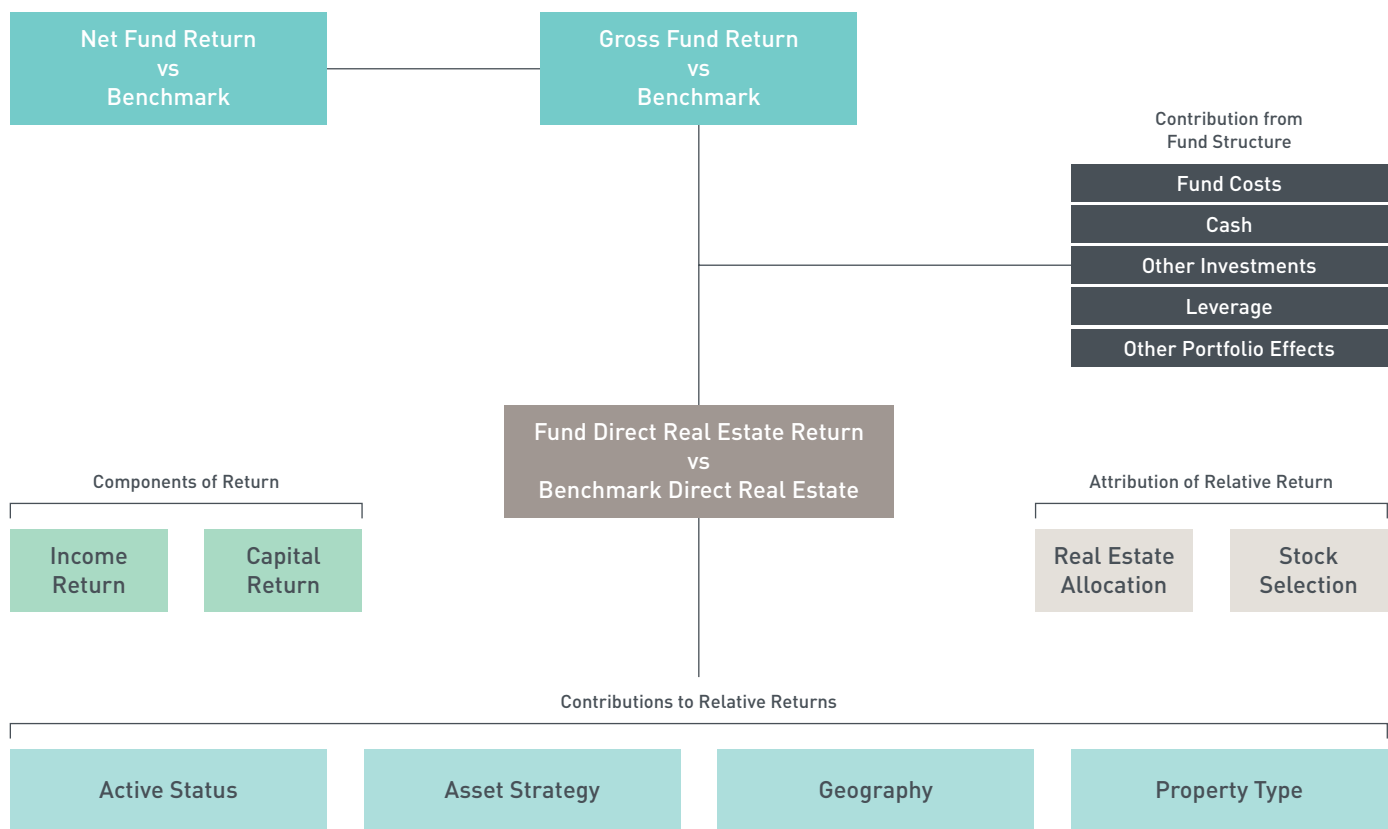
- Regulatory compliance services
- Understand the past and predict the future
- Independent measurement of agreed risk controls
- Security for occupiers and covenant strengths
- Concentration of income/exposure by assets, region and property types

### Mitigated risk

The IPD Portfolio Analysis Service champions performance measurement for investors through:

- Independently verified and standardised information
- Absolute and relative performance descriptive measures and track records
- Demonstrable fund strengths and performance reports
- Alignment with investors' interests, with a commitment to excellence in quality and transparency
- Improved research capabilities with performance measured against the market
- Reduced internal costs of management and client reporting

IPD® PERFORMANCE AND RISK BENCHMARKING SUMMARY TREE



## METRICS AVAILABLE INCLUDE:

- Headline performance and risk figures
- Drivers of capital growth
- Portfolio activity and investment flows
- Impact of other assets and gearing
- Asset allocation and property selection scores
- Fund level costs and fees



AS A LEADING PROPERTY FUND MANAGEMENT HOUSE, LEGAL & GENERAL PLACE SIGNIFICANT VALUE ON THE REPORTING AND COMPARATIVE ANALYSIS WE RECEIVE FROM THE *IPD* PRODUCTS TO INFORM OUR INVESTMENT STRATEGIES



**Bill Hughes, Managing Director,  
Legal & General Property**

## HOW TO ACCESS YOUR PORTFOLIO ANALYTICS:

The *IPD* benchmarking services and analysis reports are made available through the *IPD* Reporting Portal, a secure, online reporting platform with the highest level of security around client data confidentiality.

- Core Reports – a suite of reports covering standard and bespoke performance and risk analytics
- PAS-Port – a flexible dashboard with grouped analysis modules, allowing report parameters to be adapted to individual analysis needs

## ABOUT MSCI

For more than 40 years, MSCI's research-based indexes and analytics have helped the world's leading investors build and manage better portfolios. Clients rely on our offerings for deeper insights into the drivers of performance and risk in their portfolios, broad asset class coverage and innovative research. Our line of products and services includes indexes, analytical models, data, real estate benchmarks and ESG research. MSCI serves 98 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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