

Positive Capital Growth in France for 2017

MSCI preview indicates a 4.5% Annual Office Capital Growth

Paris – January 31, 2018 – MSCI Inc. (NYSE: MSCI), a leading provider of research-based indexes and analytics, today provided an exclusive preview into the performance of real estate investments in France for 2017. Calculations show that the Office Capital Growth level in France for last year was 4.5% on standing investments.

The preliminary result for Capital Growth covers a sample of 1,286 properties within 25 funds, for a value of €53 billion, hence around 41% of the value within the IPD France Annual Property Index. Please note that given the limited size of the sample, the preliminary result may deviate from the final result. Based on 16 years’ historical data, the deviation can reach up to 70 basis points.

This growth rate will be confirmed with the release of the IPD France Annual Property Index on March 29, 2018 at 4pm CET.

Ken O’Brien, Executive Director, MSCI, commented: “The Capital Growth Preview provides a first indication of the real estate performance, two months before the publication of the annual Index. It shows an ongoing increase of capital values for offices and an acceleration of capital value growth for residential sectors.”

IPD France Capital Growth Preview by sector and sample characteristics

	At end December 2017		
	IPD France Annual Capital Growth Preview –Standing Investments (%)	Capital Value (€ million)*	Number of Properties*
Office	4,5	35 381	493
Residential	3,0	10 115	491
Retail	1,5	5 918	234
Industrial	3,7	211	8
Hotel	-	-	-
Other	6,7	1 306	58
All Property	3,8	53 036	1 286

Source: MSCI

*All Assets Level

This preview of the market results has been calculated using all capital values, capital expenditures and capital receipts submitted to MSCI by January 10, 2018. The rules for inclusion of a portfolio in this preview are more flexible than in MSCI’s real estate indexes, as it may include part of portfolio (when data are unavailable on time but with a minimum 80% of a portfolio in Capital Value) and expenditure estimates. The formula used to calculate this early Capital Growth result is the same as the capital growth of the IPD France Annual Property Index.

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Our line of products and services includes indexes, analytical models, data, real estate benchmarks and ESG research.

MSCI serves 99 of the top 100 largest money managers, according to the most recent P&I ranking.

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