

Real estate index announcement

March 2020

MSCI UK RESIDENTIAL ANNUAL PROPERTY INDEX

CHANGE IN INDEX COMPOSITION

London, March 2020: MSCI announces changes in the composition of the MSCI UK Residential Annual Property Index for December 2019. The December 2019 results exclude information on five funds which have not submitted data. As per the index methodology, the historical data for the properties in these funds will remain in the index history up to December 2018. The index now includes eight new contributing funds.

Overall, the above change result in decrease of 13.8% in the overall capital value of the Index. The impact on the index can be seen in the table below, which shows the Residential sector weight variations for December 2018. ‘Residential Market Lets’ and ‘Residential Unattributable’ are the most impacted sectors with a weight decrease of 710 basis points and an increase of 420 basis points, respectively.

IMPACT ANALYSIS OF INDEX SECTOR WEIGHTS

	Index Sector Weight (%) by Capital Value – December 2018 (BEFORE CHANGE)	Index Sector Weight (%) by Capital Value – December 2018 (AFTER CHANGE)	Difference in Sector weight (%)
Residential Market Lets	33.7	26.6	-7.1
Residential Non-Market Lets	36.8	39.7	2.9
Residential Unattributable	29.5	33.7	4.2

Note: Numbers at sector level may not necessarily sum up to the 'Total' values due to rounding or suppression of data due to confidentiality and dominance rules

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