

IPD® UK MONTHLY PROPERTY INDEX - DERIVATIVES (GBP)

Derivatives Release: Month end June 2018

MSCI's IPD UK Monthly Property Index measures unlevered total returns of directly held property Standing Investments from one open market valuation to the next. Standing Investments Indexes include completed and lettable properties only, often described as operating properties.

INDEX PERFORMANCE - PROPERTY RETURNS (%) (JUN 2018)

	Month		
	Total Return	Capital Growth	Income Return
All Property	0.82533	0.40334	0.42199
Retail	-0.06664	-0.54408	0.47744
Office	0.65072	0.26642	0.38430
Industrial	2.17805	1.78206	0.39599
Shopping Centres	-0.31030	-0.86314	0.55284
Retail Warehouses	0.07828	-0.41388	0.49216
City Office	0.96540	0.65625	0.30915
West End & Mid Town Office	0.37005	0.08486	0.28519
Industrial SE	2.68904	2.32963	0.35941

INDEX LEVELS - PROPERTY INDEX (DEC 1986 = 100)

	Index at Jun 2018			Index at Dec 2017		
	Total Return	Capital Growth	Income Return	Total Return	Capital Growth	Income Return
All Property	1638.38015	198.90584	826.49202	1567.35974	195.20257	805.60108
Retail	1269.22377	178.04271	714.81414	1248.31262	180.20973	694.62325
Office	1517.96213	177.26602	858.45079	1466.14090	175.17924	838.98357
Industrial	3331.26237	286.74113	1169.23720	3037.83811	267.89407	1140.94931
Shopping Centres	932.97349	86.58535	1076.48573	931.02457	89.33970	1041.29782
Retail Warehouses	2575.16322	333.95492	776.39774	2518.70639	336.40078	753.88215
City Office	954.44031	132.14980	722.33880	915.02192	129.08373	708.90336
West End & Mid Town Office	2330.18792	375.49714	623.55844	2276.62718	373.11250	613.10819
Industrial SE	3396.71201	308.56465	1107.61185	3050.67318	283.26873	1083.26938

INDEX TRANSPARENCY

	No. of Properties	Total Index Value (£m)	Percent of Index Value
All Property	2,962	48,901	100.0%
Retail	1,171	16,741	34.2%
Office	641	15,233	31.2%
Industrial	889	12,883	26.3%
Shopping Centres	70	2,252	4.6%
Retail Warehouses	419	8,297	17.0%
City Office	54	1,703	3.5%
West End & Mid Town Office	95	4,240	8.7%
Industrial SE	432	8,161	16.7%

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