For more than 40 years we have been collecting data from investors across 32 countries and have created one of the most extensive private real estate databases in the world, MSCI Real Estate Global Intel.

Our solution measures performance and the different elements that drive returns to help you make better informed investment decisions. It is used by institutional investors, asset managers, banks, custodians and investment consultants to drive allocation decisions, research & strategy developments, and portfolio and risk management.

### Real Insight

- **Real data from real investors**
  - Data collected directly from asset managers, pension fund, pension plans, insurance companies, REITs.

- **High data quality**
  - A dedicated team of over 120 analysts are reviewing all the data to make sure they match the global MSCI criteria.

- **Real insight**
  - More than 100 measures on asset characteristics, asset performance, asset yield analysis, asset investment analysis, asset operating performance available.

### Three levels of analytics

A dedicated client services representative will work to understand your needs and help you to get the most out of your chosen subscription level.

#### Global Intel Plus

- 32 countries
- 1400+ cities
- 33 Global measures
- 102 Local measures: Ability to custom build dataset that meets your needs based on:
  - Geography / post codes
  - Property types
  - Asset size / value
  - Property age
  - Year bought / sold

#### Global Intel

- 32 countries
- 370+ cities
- 33 Global measures
- 102 Local measures

#### Multinational Intel

- 32 countries
- 33 Global measures
- 21 Local measures
Global Intel drives our suite of analytical solutions and enables you to evaluate the risk and opportunities which that market may represent for your investment strategy. It is designed to provide insights into real estate data that are consistent and comparable, robust and tailorable.

**Consistent database, consistent methodology**

We have a consistent methodology across all markets we operate in. Global Intel encompasses more than 100 comparable measures globally, providing like-for-like comparisons across different geographies and property types to help you solve these use cases:

- **Asset Allocation for Institutional investors** – our consistent methodology across markets and a range of performance and risk measures help to inform your investment strategy.

- **Strategy Development, Testing and Marketing for Asset managers** – the ability to run analysis on specific locations, location types or asset characteristics (lot size, type) help frame, test and communicate your unique strategies to investors.

- **Risk management for Banks** – using our granular data to create tailored asset value growth indexes based on the location, asset type and last valuation date of loan collateral as an input to loan default monitoring.

- **Regulatory Reporting for Risk Managers** – the coverage, granularity and long time-series of MSCI Private Real Assets Indexes help calibrate internal risk models and support regulatory reporting against Solvency II, Basel III and AIFMD.

- **Transaction Underwriting for Lenders and Asset Managers** – actual data and percentile range of fundamental measures of asset performance like vacancy, income, rental growth and yields to provide real-world inputs into underwriting models.

For further information on MSCI Global methodology click here

**Robust and tailorable**

Global Intel is built on the key performance indicators of assets of private real estate investments.

- **Real data**: We collect performance data from investors on their assets, reviewed by our specialists to insure high data quality and delivered through our platform or direct to your system.

- **Global**: We preserve the specific characteristics of different markets across the world, whilst maintaining underlying consistency.

- **Custom build dataset**: You can analyze data across multiple segments or custom build dataset that meets your needs. You can create an analysis to test an assumption, refresh it, adapt it and save different versions of it.

**About MSCI**

MSCI is a leading provider of critical decision support tools and services for the global investment community. With over 45 years of expertise in research, data and technology, we power better investment decisions by enabling clients to understand and analyze key drivers of risk and return and confidently build more effective portfolios. We create industry-leading research-enhanced solutions that clients use to gain insight into and improve transparency across the investment process.

To learn more, please visit www.msci.com.

The information contained herein (the “Information”) may not be reproduced or disseminated in whole or in part without prior written permission from MSCI. The Information may not be used to verify or correct other data, to create indexes, risk models, or analytics, or in connection with issuing, offering, sponsoring, managing or marketing any securities, portfolios, financial products or other investment vehicles. Historical data and analysis should not be taken as an indication or guarantee of any future performance, analysis, forecast or prediction. None of the Information or MSCI index or other product or service constitutes an offer to buy or sell, or a promotion or recommendation of, any security, financial instrument or product or trading strategy. Further, none of the Information or any MSCI index is intended to constitute investment advice or a recommendation to make (or refrain from making) any kind of investment decision and may not be relied on as such. The Information is provided “as is” and the user of the Information assumes the entire risk of any use it may make or permit to be made of the Information. NONE OF MSCI INC. OR ANY OF ITS SUBSIDIARIES OR ITS OR THEIR DIRECT OR INDIRECT SUPPLIERS OR ANY THIRD PARTY INVOLVED IN THE MAKING OR COMPILING OF THE INFORMATION (EACH, AN “MSCI PARTY”) MAKES ANY WARRANTIES OR REPRESENTATIONS AND, TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH MSCI PARTY HEREBY EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITING ANY OF THE FOREGOING AND TO THE MAXIMUM EXTENT PERMITTED BY LAW, IN NO EVENT SHALL ANY OF THE MSCI PARTIES HAVE ANY LIABILITY REGARDING ANY OF THE INFORMATION FOR ANY DIRECT, INDIRECT, SPECIAL, PUNITIVE, CONSEQUENTIAL (INCLUDING LOST PROFITS) OR ANY OTHER DAMAGES EVEN IF NOTIFIED OF THE POSSIBILITY OF SUCH DAMAGES. The foregoing shall not exclude or limit any liability that may not by applicable law be excluded or limited.

©2020 MSCI Inc. All rights reserved | CFS0620